



5.0

THE GLOSSOP MOSAIC

5.1 THE MOSAIC APPROACH TO PLACE MAKING

Underpinning the mosaic approach is the idea that all towns and cities, Glossop included, divide into areas where businesses of different types tend to cluster. Businesses do this to benefit from critical mass, as by locating close to each other, they are able to attract like-minded customers.

The clustering of like-minded businesses that have a common customer base in a town can usually be found by simply mapping them on a plan. Towns that want to develop a truly distinctive and attractive sense of place need to find a way of encouraging interesting and attractive clusters to develop - they need to nurture a 'mosaic' of areas where like-minded businesses or activities will thrive. In some cases these areas may be relatively large, such as a neighbourhood, but typically they are smaller – sometimes a single street or a block on a street.

Towns that consist of a mosaic of clusters of distinctive character tend to be the most attractive to live, work and spend leisure time in. One reason that these clusters develop is in response to differing consumer preferences and therefore certain types of destination attract a certain type of person.

In order to attract like-minded customers, similar businesses tend to cluster so that these consumers can find them and have a reason to go to where they are. The characteristics of people who might like a certain part of a town can be categorised in a number of different ways, including age and socio-economic status. In addition, a cluster can only really develop if there is a market and physical environment to support it. For example, a cluster attractive to students needs a college or university nearby to support it and upmarket independent shops are often associated with designated conservation areas.

In most towns, areas will have developed separately over time and will reflect both different periods of architecture and degrees of change. Often there is a strong connection between the physical characteristics of an area, land use and the types of businesses and people that have been attracted to it.

Glossop is not unique in that it has a number of different areas that have a distinctive character, reflected in the townscape, land use and types of businesses and activities that are present. Some of these are more established than others, but they are all distinctive and this distinctiveness needs to be nurtured and reinforced to support the overall vision for Glossop.



Glossop's mosaic is composed of the following areas:

NORFOLK SQUARE

A distinctive quarter at 'the heart' of the town centre focussed 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 and enhanced and linked to the rest of the town centre along Glossop Brook

HAREHILLS

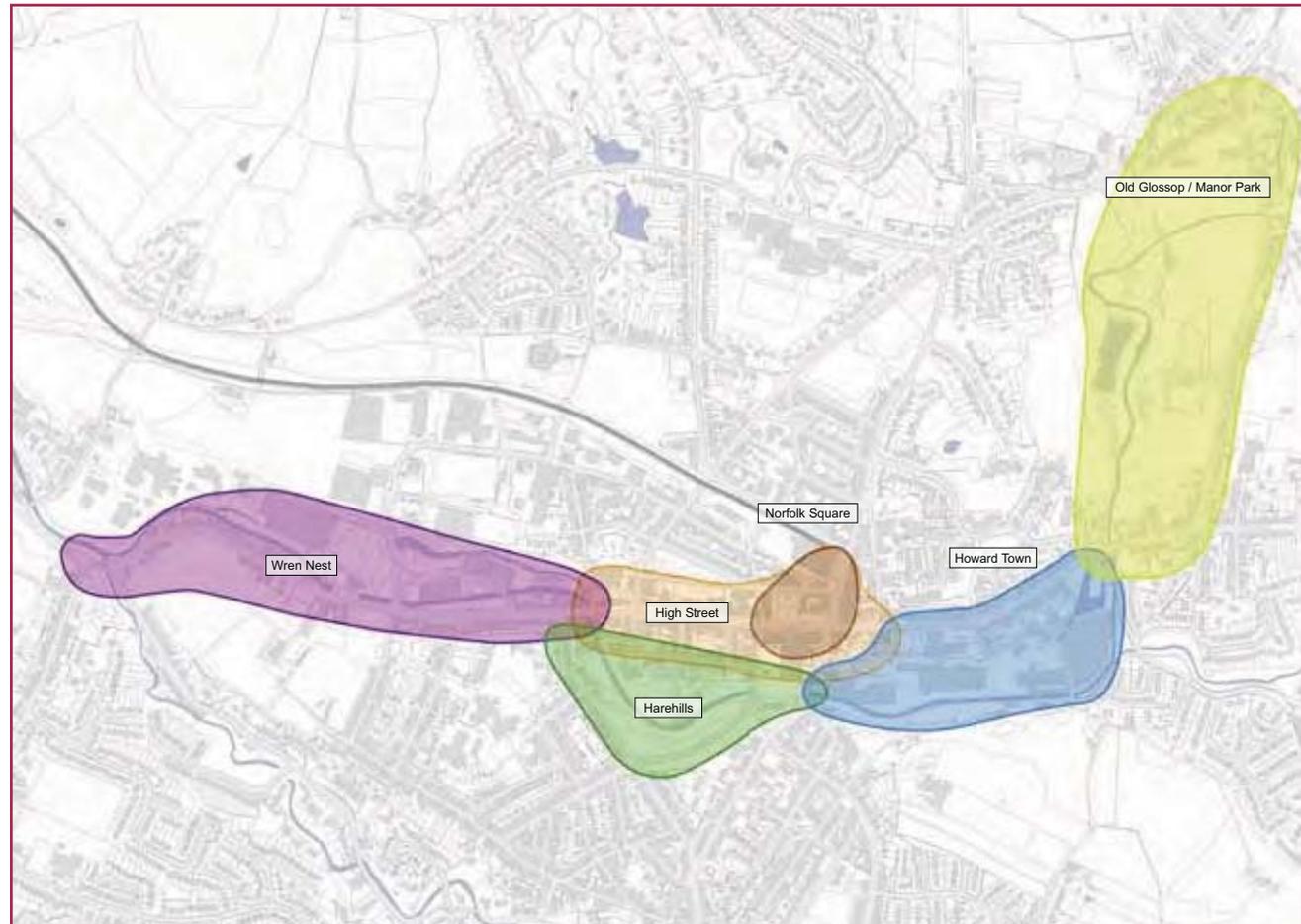
Parkland area adjacent to the heart of the town centre focussing on Glossop Brook with the riverside walkway and George Street with its interesting mix of independent shops

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



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5.2 NORFOLK SQUARE

KEY ISSUES

As Norfolk Square and the cross roads are central to Glossop, the area is also a focus for vehicular traffic, which at times dominates it, particularly at the junction. Consequently the cross roads are no longer a place to linger and the much loved square itself has taken on this role. In addition, the main hall of the town hall (the landmark focus of the area) on the first floor is currently inaccessible and the indoor market practically hidden to passers by on the High Street.

VISION

A distinctive quarter at 'the heart' of the town centre focussed on the cross roads and civic life with high quality service businesses, restaurants, bars and public facilities, including a refurbished Town Hall/Market Hall.

DESIGN PRINCIPLES

The innovative reuse and refurbishment of existing historic buildings is encouraged to preserve the architectural character whilst reinforcing the identity of the area as 'the heart' of Glossop. General improvement to frontages in keeping with the character and style of the buildings is encouraged.

The Town Hall is in need of refurbishment, particularly the main hall on the first floor where the opportunity should be taken to improve access and increase use of the space by the public. A multi-purpose space could be created which could function as a meeting space or venue for exhibitions and performances. The Arcade on the ground floor is successful and should not be significantly altered. Access to the indoor Market Hall should be improved and works within

undertaken to improve both its appearance and offer. Extending days of operation, widening the range of goods and services and removing up the low ceiling to expose the roof structure could be used to widen the appeal of the indoor market.

In addition to the landmark civic buildings, primarily the Town Hall and rail station, the area is also the financial heart of Glossop with most of the banks located there. This cluster of service businesses should be recognised, encouraged and expanded where possible with additional professional services. In addition, leisure uses such as restaurants, cafes and bars should be encouraged to diversify the offer and also provide a focus for these activities in the area and support those businesses already located there. Reinvigorated, vibrant uses will help create diversity and an area full of character and activity. Mixed uses will ensure there are both daytime and evening activities to create a vibrant and exciting quarter.

The public realm in and around Norfolk Square is some of the best in Glossop, reflecting the grand architecture of the area. This investment should be maintained, particularly the street trees and the opportunity taken to make further improvements such as ensuring street clutter is minimised and pedestrian crossings improved, perhaps with a change of surface or colour.

Norfolk Square should be reinforced as both an arrival point and destination within the town centre and High Street as a gateway to aid legibility. Views to the Town Hall from all areas of the town centre must be preserved to ensure this landmark remains so.

Norfolk Square occupies a pivotal position in the town centre between a number of key areas. The legibility of these other areas must be maintained to encourage movement between.



5.3 HIGH STREET

KEY ISSUES

Although not as strong as it once was, Glossop's High Street still defines its independent character. Although passing trade is vital to business, vehicular traffic and congestion dominates the street at times and can make pedestrian crossing difficult. Although there are many high quality businesses and shop fronts, a small number still detract from the overall appearance and quality of the street.

VISION

To the east and west of Norfolk Square, an independent 'village' within the town centre with a diverse and interesting range of shops and businesses to serve Glossop and the surrounding area, set in an attractive and convenient environment.

DESIGN PRINCIPLES

Glossop High Street is not a clone of a hundred other high streets throughout the country and maintaining this character will be the key to its continued success. Although Glossop has a substantial population, a really dynamic high street needs to attract visitors from outside and this will only happen if the offer is distinctive. The main High Street retail offer should also be concentrated between Shewsbury Street and Mill Street, with a core area between Arundel Street and Ellison Street, to ensure it remains legible, walkable, compact and strong.

Historic buildings must also be conserved and enhanced in order to protect the character of the main shopping street, including preserving and promoting traditional shop fronts. New interventions will be limited and likely only involve upgrading shop

fronts and building elevations. Where infill buildings are required, these must be sensitive to the historic context and be at an appropriate scale and massing and make use of local materials.

The public realm within this area is some of the best in Glossop and this investment should be maintained, particularly the street trees and the opportunity taken to make further improvements such as ensuring street clutter is minimised and pedestrian crossings improved, perhaps with a change of surface or colour. In addition, when the opportunity arises, the street lighting should be upgraded to provide a more visually attractive column and luminaire and white light with improved colour rendition at night along the High Street and in Norfolk Square.

The high quality public realm works should be extended where appropriate to ensure a consistent appearance along the street, reinforcing the character and quality of the area. On-street parking should be maintained and extended where possible to support local businesses. The exploration of adjacent areas by pedestrians, and in particular the market, George Street and Howard Town, should be encouraged through signage and art.

Although the strong independent retail offer must be maintained in this area to reinforce its character and appeal, this could be complemented by other uses, particularly cafes and restaurants to ensure diversity. Vacant upper floors should be brought back into use, either business (office) or residential accommodation. However, separate entrances may need to be provided to upper floors.

5.4 OLD GLOSSOP/MANOR PARK

KEY ISSUES

Old Glossop is the town centre's hidden gem and essentially the area where it all began. It is a green area dominated by Manor Park's mature trees and one of the few areas of Glossop where water is a key element of the public realm. Part medieval village, part country estate, it is essentially disconnected from the rest of the town centre, yet has much appeal to local residents and visitors alike.

VISION

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

DESIGN PRINCIPLES

Old Glossop is a special townscape and all existing historic buildings must be conserved to enhance and protect its unique character. All interventions in this townscape must respond to the sensitive historic context.

Historic street character should be reinstated using traditional materials and techniques to create a high quality public realm and suitable backdrop for the architecture. Pedestrian focused streets will encourage activity.



Manor Park is a green oasis adjacent to the heart of the town centre and its landscapes must be conserved to enhance and protect its unique character and history. New attractions within the park are important to maintain and increase visitor numbers, however these must respect its historic character.

Better signage and interpretation will encourage exploration of this historic area and clear, safe routes into the heart of the town centre that are well signposted are required. Information should also be provided within other town centre areas to encourage visits and in particular, highlight access to the surrounding countryside via Old Glossop.

The reuse and refurbishment of existing historic buildings ensures economic, social and environmental sustainability. Local materials should be used in all refurbishment and improvement works, including those within the public realm, to ensure mileage is minimised and character preserved. In addition, future landscape works should seek to further biodiversity and minimise flooding where appropriate.



5.5 HAREHILLS

KEY ISSUES

Harehills is another of Glossop town centre's hidden gems. Set alongside Glossop Brook, it is a valuable open space within the town centre and George Street contains a number of different independent shops and businesses, as well as the new health centre. However, the open space itself is overgrown and neglected in parts and the link to High Street West and the rest of the town centre via George Street weak.

VISION

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

DESIGN PRINCIPLES

The parkland should be improved and maintained to ensure it is useable open space for local residents and visitors alike. These landscape improvements must respect the historic context and assist in providing a consistent link along Glossop Brook through the town centre. Interpretation of the area's unique history, features and former mill should be provided. To ensure accessibility and permeability, the footbridge over the Brook should be open and maintained.

The existing historic buildings on George Street must be conserved and enhanced to protect the character of the area and encourage people to walk off High Street West. Boutique retail is encouraged to complement existing businesses whilst making the most of the



footfall generated by the new health centre. Historic shop fronts should be preserved and promoted, but contemporary design encouraged where appropriate and in context. Active ground floor uses are encouraged to ensure continuity and enclosure is maintained along George Street.

The public realm along George Street should be improved to ensure a consistent quality is achieved and a link to High Street West created. If possible, traffic should at least be slowed if not reduced along George Street to create a pleasant environment and ensure the ease of movement of pedestrians and provision of on-street parking.

Innovative new uses must be found for vacant premises and changes should ensure adaptability to allow for future change of use. For example, separate entrances may need to be provided to upper floors. Reinvigorated, diverse uses will help create diversity and a street full of character and activity. A mix of uses creates vibrant streets. The reuse and refurbishment of existing historic buildings, will ensure the economic, social and environmental sustainability of the Harehills area.

5.6 WREN NEXT

KEY ISSUES

This area is along the key road link to Greater Manchester in the west and the first view of Glossop town centre for visitors. Unfortunately, it does not currently create a good first impression. In addition, the existing edge/out of centre retail does not encourage combined trips by pedestrians due to the distance from the heart of the town centre, nor does it represent a unique offer.

VISION

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.

DESIGN PRINCIPLES

Improvements in this area should embrace the opportunity to reinforce and repair its character to create a sustainable landscaped approach to Glossop. All improvements should be of a quality that enables the area to perform its role as a key entrance to the town centre.

Further retail development in this area and along High Street West specifically should be resisted as it would further dilute the town centre offer. The emphasis should be on supporting residential premises in this area and mitigating the impact of previous retail development.

The public realm needs improvement, but not necessarily to the standard achieved within the core of the town centre to ensure a contrast and hierarchy is achieved. As a minimum, substantial street trees should be provided to help green the route. Large surface car parks should also not be expanded and existing car parks softened with planting and trees. Besides better integration, this will help reinforce the green character of the area and improve first impressions. On-street parking is encouraged where appropriate

The provision of art and landscape at key gateways from the west should be considered. This would appropriately mark the entrance to the town centre for drivers.

Every opportunity should also be taken to enhance the course of Glossop Brook in the area, particularly to support biodiversity and minimise flood risk. A continuous walk along the Brook should be provided to link in with other opportunities identified in other areas.

The reuse and refurbishment of the existing historic mill building has demonstrated economic, social and environmental sustainability. Future landscape works should seek to further biodiversity where appropriate.



5.7 HOWARD TOWN

KEY ISSUES

The Howard Town area forms a significant proportion of the town centre, but requires reinvention since the closure of the mills some time ago. Although located adjacent to the heart of the town centre, the area appears separate and isolated and a number of historic buildings are now in decline.

VISION

A creative mixed use area with an interesting variety of businesses including studios, workshops, independent and branded shops, galleries, cafes, bars and restaurants, along with residential development.

DESIGN PRINCIPLES

The re-use and conversion of historic buildings and new development should preserve the physical character of the area whilst creating the opportunity for new uses and identity. Through their elevations, converted and new buildings should provide good continuity and enclosure. Where appropriate, new buildings should reflect historic building footprints where these have been lost.

Buildings should be organised to encourage street activity in key locations such as at the entrances to the area and focal points within, such as new public spaces, and along Glossop Brook.

Links into and routes through the area should be improved to integrate the area better into the town centre. Key routes that provide connections to High Street East, such as Smithy Fold, should be maintained.

Historic character should be reinstated using traditional materials and techniques to create a high quality public realm and suitable backdrop for converted mill buildings and new architecture. Recent

streetscape improvements to High Street East should be extended to at least Mill Street and as a minimum, substantial street trees should be provided to the junction of Manor Park Road to help green this town centre gateway. A public route along Glossop Brook should be developed to provide a continuous link through the area to Manor Park and Old Glossop.

Strong frontage with active ground floor uses along High Street East where this currently does not exist is required to support continuity and enclosure. In addition, residential uses should be promoted east of Mill Street to consolidate and reinforce the retail and commercial offer of the core of the town centre.

A strong corner feature is required at Mill Street to terminate the view from the east and improve legibility. Views to and from the surrounding countryside should be preserved and enhanced.

Existing historic buildings should be retained and regenerated through new uses. The adaptability of new buildings should also be considered as change happens over time.

A mixture of uses across the site will help regenerate this historic district and create a vibrant piece of town. New development should also have visual diversity to enrich new and existing streets and spaces.

The reuse and refurbishment of the existing historic buildings will ensure economic, social and environmental sustainability. Future landscape works should seek to further biodiversity, particularly along Glossop Brook and the mill ponds. In addition, Glossop Brook as a source of sustainable energy should be explored with any redevelopment of the area.







6.0

MAKING IT HAPPEN

6.1 THE NEED FOR CHANGE

This Strategy is intended to help guide future changes in Glossop town centre and provides the foundation upon which detailed proposals and funding bids from both the public and private sectors can be developed and come forward.

Through engagement with the local community, the Strategy represents a commitment to the conservation and regeneration of Glossop town centre - preserving what makes it a special place, while ensuring it has a sustainable future. A 'do nothing' option which leaves historic buildings vacant and neglected and a public realm which does not provide a suitable backdrop for the architecture, is not an option. However, in order to deliver the vision for Glossop town centre, positive change must be managed and further planning and design and private sector investment sought.

The 'enquiry by design' process undertaken to develop the Strategy clearly demonstrated that the local community are passionate about Glossop town centre and want to see further positive changes happen sooner rather than later. However, there is also a fear that unsympathetic change could 'ruin' what is special about the town centre. This Strategy therefore provides a common direction for all involved in the future of Glossop to secure the commitment of various public authorities and agencies, as well as private sector investors and businesses, to the regeneration of the town centre. Only with this commitment and support of the local community will the future of the town centre be secure and the vision happen.



6.3 BUILDING IN CONTEXT

Controversy surrounding architectural style is not new and in an historic environment such as Glossop town centre, it is often acute. However, subjective matters of personal taste with regard to a traditional versus a modern approach should not obscure the fact that it should be possible to arrive at an opinion about design quality that is based on objective criteria, not architectural style.

As well as meeting the design principles outlined earlier, English Heritage and CABE's Building in Context toolkit asks a number of questions regarding both a proposed building and its contribution to its context in order to establish quality. These are outlined below:

THE SITE

- ❑ How does the proposal relate to its wider setting?
- ❑ Is there a positive and imaginative response to any problems and constraints?
- ❑ Have the physical aspects of the site been considered, such as any changes in level within or beyond it?
- ❑ Are access arrangements convenient and existing routes respected?
- ❑ Can the amount of accommodation required be fitted on the site in an elegant way?

WIDER SETTING

- ❑ How does the proposal relate to its wider setting?
- ❑ Are the street pattern and grain of the surroundings respected?

- ❑ Are there changes in height between the existing and new development and if so, how are they managed?
- ❑ Will the result enhance or damage the quality of the townscape?

DENSITY

- ❑ How is the density of the proposal related to that of existing and neighbouring uses?
- ❑ If there are differences, are they acceptable?

IMPACT ON CLOSE VIEWS

- ❑ Has the impact of the building in close views been assessed?
- ❑ Is it either weak or overpowering?
- ❑ Does it respect the scale and rhythm of its neighbours?

MATERIALS

- ❑ How do materials relate to those of the surrounding buildings?
- ❑ Is the quality as high?
- ❑ Are there interesting comparisons or contrasts in the use of materials?
- ❑ How will colours work together?

ARCHITECTURE SUITABLE TO ITS USE

- ❑ Is the architecture of the building suitable for the uses it contains?

- ❑ Is it trying to be too grand or pretending to be more modest than it really is?

COMPOSITION

- ❑ How does the architecture present itself to the viewer?
- ❑ Is there a strong composition in the pattern of solid to open in the façade?
- ❑ Does the detailing of the materials show signs of careful thought or originality in the way the building is put together?

PUBLIC REALM

- ❑ What contribution, if any, does the proposal make to the public realm?
- ❑ Is new open space created, is it clear that it will provide a positive benefit and have a genuine use?

VISTAS AND VIEWS

- ❑ In the wider setting, has the impact of the building in views and vistas been considered?
- ❑ Does it make a positive or negative impact?
- ❑ Does it form an harmonious group or composition with existing buildings or features in the landscape?
- ❑ Does it distract the eye from the focus of the view and if so, does it provide something better to look at?

Further information on Building in Context can be found at: www.building-in-context.org



6.4 PLACE MAKING ACTION PLAN

Although many of the key elements of a great urban environment and destination already exist in Glossop, further work is required to connect these elements together. In particular, it is important to create a town centre that is legible, accessible and easy to navigate through a coherent design approach.

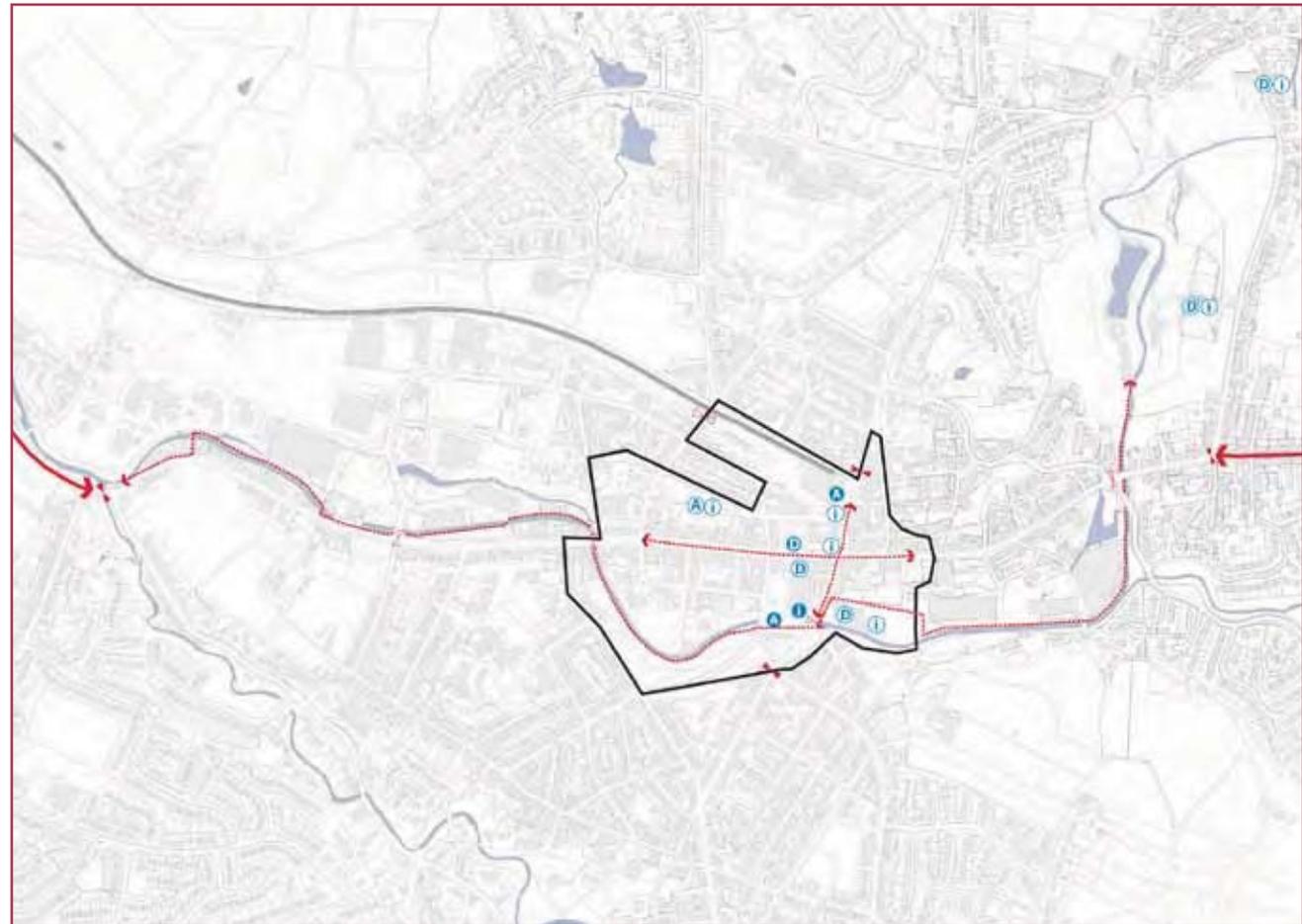
APPROACHES

The town centre does not exist in isolation - approaches to it are an important element of the place making action plan. They set the scene and give a first impression, even before arrival. This is particularly important for Glossop as large numbers of people pass through the town centre everyday. Good quality approaches are also important to local people – a pleasant and safe approach and route to the town centre will likely encourage more sustainable trips by foot and cycle.

Unfortunately, two key approaches currently do not reflect the quality of the town centre. Both Dinting Vale (A57) from the west and Charlestown Road (A624) from the south are characterised by standard highway/public realm treatments and marred by a small number of poorly maintained or vacant properties, particularly south of Shaw Lane on Dinting Vale and at Charlestown Works. In addition, Dinting Vale (A57) also suffers from high volumes of traffic and congestion.

KEY:

-  KEY GATEWAY
-  MINOR GATEWAY
-  KEY ROUTE
-  KEY APPROACHES
-  INFORMATION POINT
-  KEY DESTINATION
-  KEY ARRIVAL
-  TOWN CENTRE BOUNDARY (LOCAL PLAN)



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Improvements to be considered for these key routes include improved surfacing materials, street lighting and other street furniture including signage, planting and street trees where appropriate and consistent quality boundary treatments. Property improvements should be targeted at those in the worst condition.

Other approaches of varying, but reasonable, quality include Norfolk Street (B6105) and Sheffield Road (A57) for example. Although desirable, improvements to these other approaches are not considered a priority in comparison with those needed on Dinting Vale and Charlestown Road.

GATEWAYS

The key gateways to the town centre are the junctions of High Street West/Primrose Lane and High Street East/Manor Park Road. Minor gateways include High Street West/Glossop Brook (Shrewsbury Street), High Street East/Glossop Brook (Shirebrook Drive), Norfolk Street/rail station (Howard Street) and Victoria Street/Glossop Brook (Victoria Bridge). Hard and soft landscape, signage, street lighting and public art improvements could better define the town centre at all these gateway locations.

ARRIVAL

The main public arrival points include the Municipal Buildings car park, rail station and the adjacent bus stops. First impressions are key at these points and they must be welcoming and safe and secure. The other main public car parks are located at Bernard Street and Edward Street, but are further removed from the core of the town centre. There are also a number of other private car parks including Co-op adjacent to the rail station, Tesco and Howard

Town Mill (to be expanded with the completion of Howard Town Mill redevelopment. All of these arrival points should have clear and consistent signage, information and orientation and if possible, toilets with disabled and baby changing facilities nearby. Such facilities help create good first impressions. Landscaping is also important at all of these arrival points.

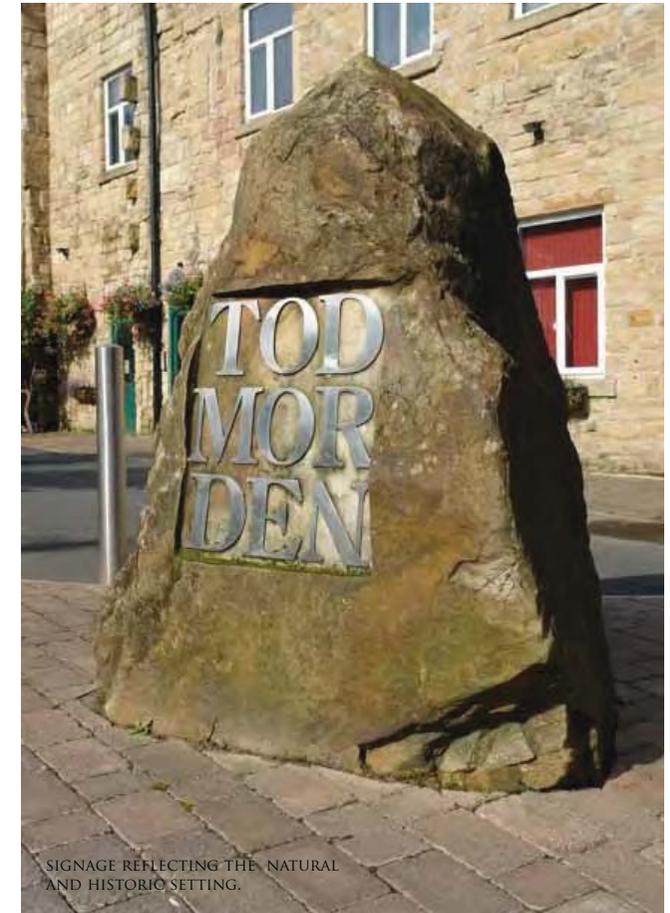
SIGNAGE

Although a good urban environment should be easily understood (legible), pedestrian signage is still an important element of any town centre. Signage will include information, orientation, directional finger posts, interpretation and trails. Like all street furniture, signage should be kept to an essential minimum to reduce clutter and improve clarity.

INFORMATION

As Glossop does not have an official tourist information centre, but a number of information points, it is important that information is provided at key arrival points such as the rail station and destinations/landmarks such as the Town Hall, Old Manor Park and Howard Town Mill for example. This additional information should help orientate people within the town centre and provide information on the local area, attractions and events as a minimum.

Interpretative signage should also be provided at key locations to provide information on historical events, people and buildings. As a 'museum in the street', this interpretive signage could be linked to a town trail and/or heritage trail and encourage visitors to spend more time in the town centre.



SIGNAGE REFLECTING THE NATURAL AND HISTORIC SETTING.



TRAILS

The existing town trails, including heritage, water and wildlife, should be supported and expanded to encourage further exploration of the town centre. In time additional trails including shopping, arts and craft could be developed in the town centre.

In addition to the town trails themselves, a number of trails to the surrounding hills and high moors can be accessed from the town centre, including the 'Doctor's Gate to Bleaklow' walk which starts in Old Glossop. Information on such walks could be provided in the town centre to help reinforce it as a good starting point for exploring the Dark Peak. A number of cycle trails can also be accessed from the town centre and again, this should be both advertised and catered for.

KEY ROUTES

In addition to the existing areas of high quality public realm in the town centre, there are a number of key routes which need to be improved in order to create a better first impression for visitors and a more pleasant environment for all. These include High Street West (Primrose Lane to Arundal Street), High Street East (Ellison Street to Manor Park Road), George Street, Glossop Brook (river walk) and Church Street South (Old Glossop). Public realm and landscape improvements should be focused on these key routes in the future.

6.5 IMPLEMENTATION

For all those involved in the regeneration of Glossop town centre, this Strategy is intended to help guide future change by providing a common direction. Through consultation with the community, it provides the context within which proposals by both public and private bodies can be developed and come forward. It describes the form and quality of development that High Peak Borough Council expects and the sort of place the town centre will become in the future. Its primary purpose is to inform and assist the development process and to simulate and challenge land and building owners, developers and their design teams. In order to retain and enhance the long-term quality of Glossop's town centre, the Council requires developers to incorporate the design principles set down in the Strategy and to consider the wider context and collective value of their proposals.

The enquiry by design process undertaken in drafting the Strategy has ensured the local community and business leaders are able to broadly subscribe to the vision, themes and principles. Some aspects have generated debate, but this was part of the process. High Peak Borough Council with its partners will continue with the process of participation and consultation to ensure an on-going sense of ownership and involvement in the regeneration of the town centre. This is important as many of the themes outlined in the Strategy can only be taken forward with the support of the local community and business leaders.

RELATIONSHIP TO THE LOCAL DEVELOPMENT FRAMEWORK

The Planning and Compulsory Purchase Act 2004 required the Council to revise its key planning processes. The Act broadened the scope and content of the Local Plan and placed more emphasis on spatial planning and sustainable development than previously. At the heart of the Local Development Framework (LDF), the Core Strategy will set out the long term vision and spatial strategy for the Borough and general policies for the control of development. This will be supported by other Development Plan Documents, including Supplementary Planning Documents, to provide detail relating to policy contained within the Core Strategy.

This Design and Place Making Strategy has been brought forward in advance of the new Core Strategy as a Supplementary Planning Document (SPD) relating to the Development Plan. It reflects saved Local Plan policies and provides additional detail to those saved policies and will support policies being developed through the Core Strategy. It does not replace the saved Local Plan policies such as:

- GD4 - Character, Form and Design
- BC5 - Conservation Areas and Their Settings
- TC2 - Town Centre Environment
- TC11 - Regeneration Areas in Glossop

Once the Core Strategy is adopted, this SPD will relate to and support it.



RELATIONSHIP TO DEVELOPMENT CONTROL

Pre-application discussions in accordance with PPS1 are encouraged by High Peak Borough Council. As an aid to these discussions, the use of Design and Access Statements provide a useful way of understanding and addressing issues at an early stage.

All planning applications, both full and outline, will be expected to demonstrate that the proposals accords with the design principles outlined in the Strategy. These principles will be equally relevant irrespective of scale or location within the town centre boundary as defined in the Local Plan.

Where a planning application is considered not to comply with the design principles, it will be recommended for refusal and applicants will be requested to consider how the proposal can be amended to support the Strategy. Exceptions to the Strategy will inevitably occur and these will be considered where the applicant can demonstrate a sound argument on economic, planning or transport grounds or in the context of the particular site.

Following the granting of planning permission, it is important that developers seek to discharge in full all conditions and implement in full the consent given. Where this is not the case, the Council will pursue enforcement action to ensure that the quality of the development and character of the town centre is protected. However, the Council will work positively with applicants who have a clear commitment to improving the quality of the town centre to ensure proposals are viable and deliverable.

IMPLEMENTATION BY HIGH PEAK BOROUGH COUNCIL

All of the Council's departments will work together to assist in the successful implementation of the vision and design principles in Glossop. This will involve:

- ▣ The production of the Core Strategy and other documents which will form part of the Local Development Framework and will, over the next few years, become the guiding framework for spatial planning in the Borough
- ▣ The implementation of regeneration and conservation projects in Glossop
- ▣ The preparation of development briefs for Council owned land for sale in Glossop
- ▣ The provision of coordinated pre-application advice to prospective developers
- ▣ Control of development through the planning system
- ▣ The maintenance, improvement and development of Council owned buildings in Glossop
- ▣ The maintenance, improvement and development of open and public spaces in Glossop

In addition, High Peak Borough Council will work with Derbyshire County Council to see that highway works, including the design and construction of new roads or highway improvements, implementation of traffic management schemes and routine maintenance, reflect the Strategy as far as possible. This will be key to raising the quality of the public realm in Glossop town centre.

CONCLUSION

This draft Supplementary Planning Document has been subject to consultation with interested parties and members of the community before being adopted by the Council. It should be read in conjunction with existing policy documents and further development guidance for specific sites which may be produced in the future. However, all development proposals will be subject to the usual statutory processes, including applications for planning permission, listed building and conservation area consents. Where necessary, the use of Planning Agreements under Section 106 of the Planning Act may be appropriate. These and traffic management measures will all be the subject of further public consultation.



