

- Provision of new access;
- Provision of the required proportion of affordable housing (currently 30%);
- Contributions towards infrastructure, education, services and other community needs as required;
- Contamination and ground condition survey;
- Office proposals above the thresholds specified in Policy CF1 should be supported by an impact and sequential site assessment
- Provision of a comprehensive landscaping plan, including the retention of those trees protected by TPO and public open space;
- Provision of flood mitigation measures in consultation with the Environment Agency;
- An archaeological desk-based assessment;
- Project-level Habitats Regulations Assessment in order to address potential urban effects;
- A buildings appraisal and assessment of non-designated heritage assets;
- A Transport Assessment.

### Adderley Place, Glossop

**6.31** This 6.3ha greenfield site (Policy H2 (G32)) adjoins existing housing development at Simmondley and is close to the Gamesley Sidings Wildlife site. It is largely flat, but slopes steeply on the northern boundary down to the A57. The site contains the likely route of a Roman road and is therefore of archaeological interest. Access to the site is currently via an unadopted road off Simmondley Lane which serves a limited number of houses, and formerly served a tip which is part of the site and which would require remediation in any development. The 2014 Viability Assessment: Level 2 Strategic Flood Risk Assessment indicates culverts which would need further investigation

**6.32** The site will require substantial access improvements on to the A57. The land is also close to the proposed Gamesley station and could contribute to its construction.

### Policy DS 4

#### Adderley Place, Glossop

Land amounting to 6.3 hectares is allocated for residential development of approximately 130 dwellings. Development will be subject to compliance with other relevant Local Plan policies, and:

- Provision of new access and a transport assessment;
- Provision of the required proportion of affordable housing (currently 30%);
- Contributions towards infrastructure, services and other community needs as required;
- Contamination and ground condition survey and site specific Flood Risk Assessment in accordance with the findings of the High Peak Viability Assessment: Level 2 Strategic Flood Risk Assessment;
- Provision of a comprehensive landscaping plan, including the retention of mature trees;

- An archaeological evaluation.
- A wildlife survey should be undertaken following consultation with Derbyshire Wildlife Trust

### Former Ferro Alloys site, Glossop

**6.33** The former Ferro Alloys site on Surrey Street (Policy E5) is a derelict area of some 0.85ha. It has largely been cleared of development, although a substantial steel chimney remains. The site is extensively contaminated from its former use.

**6.34** The football ground lies to the west, the Surrey Street employment area to the north, and residential land to the east. The Wren Nest Mill retail area and Glossop Brook lie at a lower level on the south boundary. The site is adjacent to Surrey Street and public footpath (HP12/56) which could be connected to the proposed 'greenway' south of the site by any development scheme.

**6.35** The site lies outside the town centre boundary, and is adjacent to the Wren Nest conservation area and a grade II listed building. The site was formerly allocated as a Regeneration Area. This encouraged comprehensive redevelopment for retail, office, business, leisure, tourist accommodation or limited residential development as part of a comprehensive mixed-use scheme.

**6.36** However, the site lies to the northwest of the town centre, and its continued designation for retail use would serve to move the centre of gravity of the shopping centre away from the established primary high street shopping area toward the out-of-centre shopping area at Tesco and Wren Nest.

**6.37** Since 2012, separate proposals have been put forward for both business units and affordable housing on the site. Both schemes would meet a pressing need for such development in Glossop.

**6.38** It is proposed, therefore, to re-designate the site for mixed use development, including industrial, office or business and residential use, and to include an additional area of 0.2ha to the south-east also currently within the Wren Nest regeneration area. Development will be subject to a full ground conditions survey and site remediation.

**6.39** This site is considered to be deliverable in the short-term.

### Policy DS 5

#### Former Ferro Alloys site, Glossop

Land amounting to 1.05ha is allocated for business, industrial and residential development. Development will be subject to compliance with other relevant Local Plan policies, and:

- Contamination and ground condition survey;
- Preparation of a comprehensive site remediation and development plan, and phasing programme;
- Provision of a comprehensive landscaping plan;