

## Comment

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Comment by	Bamford with Thornhill Parish Council ( Peter Leppard - 1333618)
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Question 5	

Are there any other new policies that you think the next Local Plan should include? Yes

**Please specify what the new policy should seek to address and why.**

There needs to be an HPBC policy which requires that all new developments are built to Standards that are consistent with the UK reaching its 'net-zero by 2050' target (as anything built today will still be in use in 2050). Those Standards need to ensure, inter alia, sustainability through minimal carbon emissions and energy-efficiency, coupled with associated transport infrastructure which is sustainable.

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

**Proposed Future Uses & Potential Site Capacity (please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

**Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title		█
Name		██████████
Job title (if applicable)		██████
Organisation (if applicable)	Barratt Homes	██████████
Address	C/O Agent	████████████████████ ████████████████████
Post code	C/O Agent	██████████
Telephone no.	C/O Agent	██████████
Email address	C/O Agent	████████████████████

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

Please refer to the enclosed report of representations submitted on behalf of Barratt Homes.

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

Please refer to the enclosed report of representations submitted on behalf of Barratt Homes.

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

Please refer to the enclosed report of representations submitted on behalf of Barratt Homes.

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

Please refer to the enclosed report of representations submitted on behalf of Barratt Homes.

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

Please refer to the enclosed report of representations submitted on behalf of Barratt Homes.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

Please refer to the enclosed report of representations submitted on behalf of Barratt Homes.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

Land Agent

Developer

Other

**Other (please specify)**

Please refer to the representations submitted on behalf of Barratt Homes in respect of land at Crossings Road, Chapel-en-le-Frith.

**Are you the sole or part owner of the site?**

*(please select one answer)*

Sole Owner

Part Owner

Neither

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

C/o Barratt Homes

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes



No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land at Crossings Road, Chapel-en-le-Frith

**Site Area (hectares)**

8.92 ha

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agricultural

**Type of site e.g. greenfield, previously developed land/brownfield**

Greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Please see appendices to the representations.

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

- Housing*
- Employment*
- Mixed-use (please specify uses)*
- Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

110

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

- Site is owned by a developer*
- Site is under option to a developer*
- Enquiries received/ strong interest*
- Site is currently being marketed*

None

Not Known

**Comments on market interest**

Please see enclosed representations

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

## Utilities – comments

Please refer to the representations submitted on behalf of Barratt Homes in respect of land at Crossings Road, Chapel-en-le-Frith.

## Constraints - Please tell us which of the following constraints are applicable to the site

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

Please refer to the representations submitted on behalf of Barratt Homes in respect of land at Crossings Road, Chapel-en-le-Frith.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

*Immediately*

*Up to 5 years*

*5 - 10 years*

*10 – 15 years*

*Beyond 15 years*

*Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

Please refer to the representations submitted on behalf of Barratt Homes in respect of land at Crossings Road, Chapel-en-le-Frith.

**Other Relevant Information – Please use the space below for additional information**

Please refer to the representations submitted on behalf of Barratt Homes in respect of land at Crossings Road, Chapel-en-le-Frith.

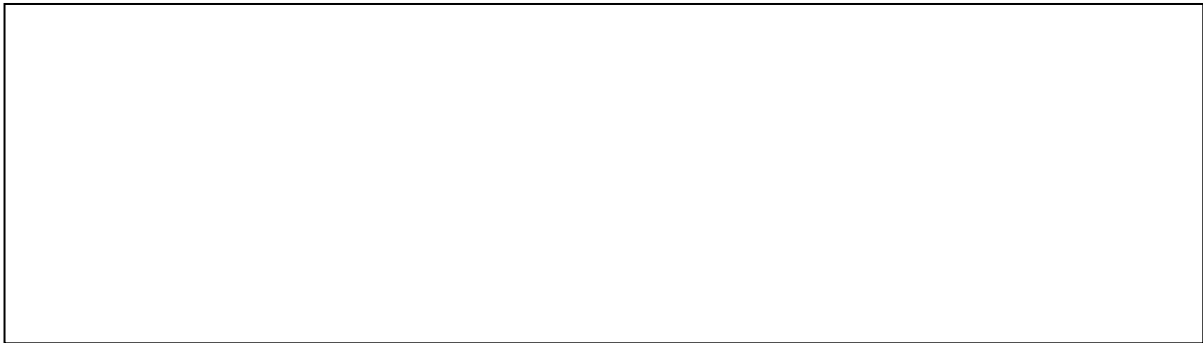
**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

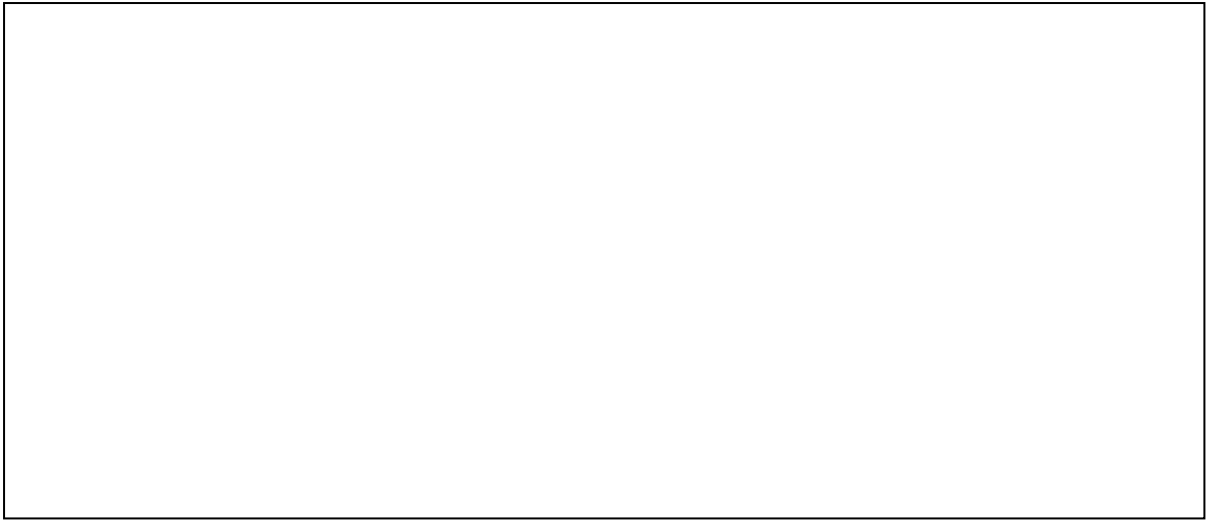
**Please provide a site plan clearly identifying the exact boundaries of the site.**



**Location - Is the site in reasonably close proximity to the community it serves?**



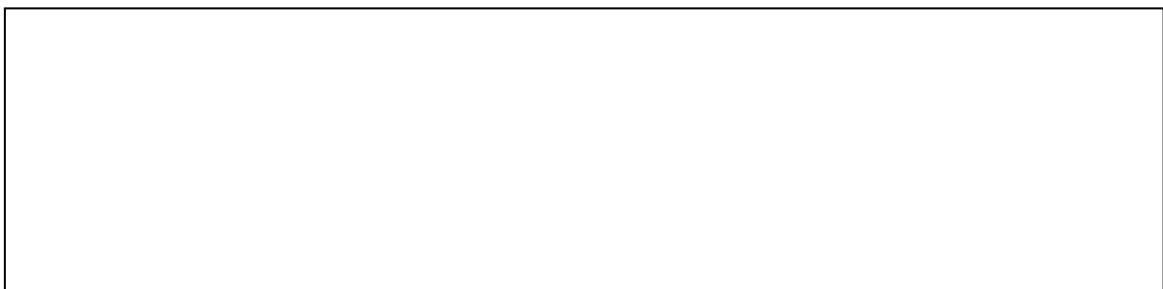
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**





**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature [REDACTED]

Date .....03 March 2023.....

Thank you for completing this response form.

## Land at Crossings Road, Chapel-en-le-Frith

Barratt Homes Manchester | 23-058

Strategic and Site Specific Representations  
Early Engagement Consultation - High Peak Local Plan Review



Project: 23-058  
Site Address: High Peak Local Plan Representations 2023  
Client: Barratt Homes Manchester  
Date: 03 March 2023  
Author: [REDACTED]  
Approved by: [REDACTED]

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- EP3.** Development Framework Document
- EP4.** Parameters Masterplan
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- EP7.** Ecology Briefing Note



# 1. Introduction

- 1.1 Emery Planning is instructed by our client, Barratt Homes Manchester, to submit representations to the High Peak Local Plan Early Engagement Consultation 2023.
- 1.2 Barratt Homes has delivered over 500 homes in the High Peak in recent years across a number of sites, and is currently in the process of bringing forward and/or is delivering a number of key sites in the borough, namely:
  - South of Macclesfield Road, Whalley Bridge (Local Plan allocation DS16)
  - Land at Hogshaw, Buxton (Local Plan allocation DS17)
  - Heathfield Nook, Buxton
  - Bridge Mills, Tintwistle (previously developed land)
- 1.3 Barratt Homes is therefore a key delivery partner for the Council.
- 1.4 The consultation document sets out a number of questions regarding how the strategy for High Peak should be planned over the plan period to 2041.
- 1.5 This Statement specifically responds to question 1 on strategic matters and question 7 on suggested housing sites, and proposing the allocation of land at Crossings Road, Chapel-en-le-Frith.



## 2. Response to Questions

### Question 1 - Do you agree with the Council's initial view of the emerging issues identified from the new evidence? If not, why?

2.1 This response focuses on the issue of housing provision. The Early Engagement document confirms that the Local Housing Need for High Peak, calculated using the Government's standard method, is currently 260dpa. This figure is significantly lower than the requirement set out in the current Local Plan of 350dpa.

2.2 Paragraph 61 of the National Planning Policy Framework (the Framework) states:

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. (Our emphasis)

2.3 Paragraph 2a-010 of the PPG explains that the standard method is only the starting point and there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates. The PPG states:

The government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.

This will need to be assessed prior to, and separate from, considering how much of the overall need can be accommodated (and then translated into a housing requirement figure for the strategic policies in the plan). Circumstances where this may be appropriate include, but are not limited to situations where increases in housing need are likely to exceed past trends because of:

- growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);
- strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or
- an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;



There may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. Authorities are encouraged to make as much use as possible of previously developed or brownfield land, and therefore cities and urban centres, not only those subject to the cities and urban centres uplift may strive to plan for more home. Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests.

- 2.4 The examples given in the PPG for when local housing need could be exceeded are not exhaustive. The PPG also recognises at paragraph 2a-010 that the standard method does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. If the amount of housing growth is not sufficient to align with jobs growth, this will serve to constrain economic growth and place significant strain on the housing market due to the additional demand. It would also worsen affordability further if the jobs growth is not matched with sufficient housing growth. This was recognised in the Doncaster Local Plan, where LHN equated to 553 dpa but the plan requirement is 920 dpa. The Inspector’s report states at paragraph 56:

“The significant uplift is intended to allow additional people to live in the Borough to ensure a sufficient working population to take account of the number of additional jobs that the Plan aims to accommodate.”

- 2.5 Similarly, a higher figure than LHN has recently been adopted in the St Helens Local Plan. The Inspector’s report states at paragraph 54:

“The PPG also makes it clear that other circumstances might also justify a higher figure. In the case of St Helens, the 486 dpa is justified to correlate with the aspirations to achieve increased economic growth and jobs which are likely to lead to increased housing need and demand.”

- 2.6 Furthermore, chapter 6 of the Framework relates to building a strong competitive economy. Paragraph 81 of the Framework states planning policies and decision should help to create conditions in which businesses can invest expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business and the wider opportunities for development. Paragraph 82(c) of the Framework continues to state planning policies should:

c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment;

- 2.7 Therefore, to understand whether an alternative approach to the standard method is justified, it is critical that an appropriate level of jobs growth is identified. Only then can it be considered how many homes are required to support that growth.



- 2.8 The consultation document refers to the High Peak Housing and Economic Land Needs Assessment (September 2022) (HELNA) which considers the overall housing need, the need for different types of housing and employment land requirements up to 2041.
- 2.9 The HELNA acknowledges that the figure of 260dpa is only the starting the point. Paragraph 9.14 of the HELNA reflects the guidance provided within the PPG and states it is the intention of the government that the local housing need figure is minimum figure which does not attempt to predict future growth, the impact of changing Government policies, changing economic circumstances or other demographic behaviours.
- 2.10 The HELNA states the LHN figure of 260dpa is an appropriate figure moving forward if considering the baseline economic growth forecasts. However, this is not the case if a policy on approach is taken, i.e., if the level of housing growth is to align with the planned level of economic growth. Paragraph 14.18 of the HELNA states:
- If, however, HPBC decides to pursue a higher level of economic growth and allocates sufficient employment land to support this, in line with the Policy On Scenario for example, then it should also consider increasing the housing target accordingly. The standard methodology is appropriate for PDNPA in so far as it can be used, with other methodologies, to determine need arising within the National Park.
- 2.11 In this scenario a higher housing requirement of 336dpa is suggested as appropriate. To put this figure into perspective in the context of the national policy imperative to ‘significantly boost’ the supply of housing, 336dpa is still lower than the current housing requirement set out in the adopted Local Plan (350dpa).

### Affordable housing

- 2.12 Paragraph 2a-024 of the PPG states:

“The total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period.

The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.” (our emphasis)

- 2.13 Paragraph 67-001 also states:



“Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area, taking into account:

- the overall level of need identified using the standard method (and whether the evidence suggests that a higher level of need ought to be considered);
- the extent to which the overall housing need can be translated into a housing requirement figure for the plan period; and
- the anticipated deliverability of different forms of provision, having regard to viability.”

2.14 Therefore, the PPG is clear that an increase in the housing requirement can be considered if it is necessary to help address the identified level of affordable housing need. Such consideration ought to be given in High Peak given the scale of affordable housing need.

2.15 The HELNA confirms that the affordable housing need for the borough cannot be met by the standard method. Paragraph 14.26 states:

Total affordable needs are in the range between 228 and 270 affordable homes per annum 2021 to 2041. This is a significant proportion of the locally assessed need based on the standard method (260 dpa) of between 88% and 104%. (Our emphasis)

2.16 Turning to past delivery of affordable housing, there have been only 432 affordable homes completed during the period 2016/17 to 2021/22. This equates to 20% of the total housing completions over this period.

2.17 Therefore, there is no realistic prospect of meeting the identified need for affordable by simply adopting the minimum local housing need as the housing requirement. A substantial and serious shortfall will remain.

2.18 Providing a higher housing requirement, and a complementary supply of viable sites, would assist in the delivery of much needed affordable housing and addressing the identified need for affordable housing in the borough and this should be carefully considered by the council as they progress the Local Plan Review. Whilst there is little question that the shortfall cannot be met in full, there is clear justification for considering an increase to the overall housing requirement, in accordance with paragraph 2a-024 of the PPG.

### Past delivery

2.19 The Early Consultation document at Table 1 provides a summary of housing completions in the borough from 2011-2022. The table demonstrates the variability in housing completions over this period. It can be noted that:



- Following the adoption of the Local Plan in 2016, there was a clear trend of increased completions which is indicative of increasing market demand and a market which could support a housing requirement above that suggested by the standard method.
- For the period 2016/17 to 2021/22 (i.e., the period following the adoption of the Local Plan), total completions amount to 2,149 (358dpa). This figure is in excess of local housing need as determined by the standard method (260dpa) and the adopted housing requirement (350dpa).
- There was a marked decrease in delivery in 2020/21, however this was during the peak of the Covid-19 pandemic which may account for this figure. If the year 2020/21 is removed from the completion data for the last 6 years to account for COVID-19, the average for the period 2016/17 to 2021/22 increases to 380dpa.

2.20 We consider that the biggest constraint to the achievement of the housing requirement since the start of the plan period for the current Local Plan (2011) has been a lack of genuinely available, viable and deliverable sites. The sites that primarily delivered from 2016 onwards were those which came forward ahead of the plan, including those sites which were consented on appeal in the absence of an up-to-date plan. However, a number of the allocations in the current adopted plan have proven to have had trajectories that were over-optimistic within the context of the constraints present. The extent of windfall development anticipated in the Local Plans has also proven to be over-optimistic, and Policy H1 of the Local Plan has delivered very little in terms of windfall sites beyond the existing settlement boundaries. Furthermore, several sites have been subject to extremely lengthy planning application processes, with planning applications often taking more than 12 months before determination (and sometimes considerably longer).

2.21 Therefore, past delivery should not be used as a reason to constrain the housing requirement moving forward. The focus should be on significantly boosting housing supply and delivery. In practice, this means pursuing a requirement which at least maintains levels of recent delivery (i.e., at least 350dpa) and aligns with the planned level of economic growth (i.e., at least 336dpa).

### Housing land supply

2.22 In the consideration of the implications of the HELNA, the consultation document states the council may need to consider supply of housing land as part of the Local Plan process to ensure that there is sufficient suitable and available land to meet whatever the new housing requirement is in the new Local Plan over the plan period to 2041.

2.23 As with past delivery, the housing requirement should not be constrained by the existing housing land supply. If additional land is required, then the Local Plan should allocate sufficient sites to meet the



identified needs. Barratt Homes are proposing two sites for allocation through this process, which could contribute to meeting the future housing requirement in a sustainable way.

## Housing requirement: summary and conclusions

2.24 The circumstances in High Peak provide clear justification for the application of an alternative method to determine local housing need, in accordance with the Framework and paragraph 2a-010 the NPPG. These are as follows:

- The housing requirement in the adopted Local Plan (350dpa) is significantly higher than the minimum housing need figure produced by the standard method (260dpa).
- Significantly higher completion figures than the minimum housing need figure produced by the standard method have been achieved in the recent past, with completions since 2016 averaging 358dpa.
- The housing need associated with planned employment growth is likely to significantly exceed that set out in the standard method. The HELNA states that to align the housing requirement with the planned level of employment growth, the housing requirement would need to be 336dpa.

2.25 In addition, paragraph 2a-024 of the PPG states that an increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes. The affordable housing needs of High Peak cannot be met by the standard method, as acknowledged in the HELNA. Increasing the housing requirement would therefore help to deliver much needed affordable housing and would be entirely consistent with national guidance.

2.26 We therefore consider that the housing requirement should be a minimum of 350dpa. This figure would:

- Align with housing requirement in the adopted Local Plan, and would be reflective of completion levels achieved since the current Local Plan was adopted in 2016. Anything less than 350dpa would not represent a 'significant boost' to housing supply.
- Align the housing requirement with the planned level of economic growth.
- Ensure that the delivery of affordable housing does not collapse, in the context of the supply of affordable housing at present failing to meet affordable housing needs by some margin. Any decrease in the supply of affordable housing would represent a significant adverse impact.

2.27 In relation to affordable housing need, we consider that the scale of need remains so significant, that an increase in the requirement in excess of 350dpa should be considered. The Council should test options for up to 500dpa to understand what extent of the need can be met, and the availability of suitable sites to meet that need. Our client is promoting two such suitable sites through this consultation.





## 3. Proposed allocation – Land at Crossings Road

### Question 7: Do you have any site suggestions for housing?

- 3.1 This statement proposes the allocation of land at Crossings Road, Chapel-en-le-Frith for housing development. The allocation of the site would be a logical and sustainable way of meeting future development needs of Chapel-en-le-Frith.

### Proposed allocation - Land at Crossings Road

#### Site description

- 3.2 The site is located to the west of Chapel-en-le-Frith and comprises approximately 8.92 acres of agricultural land. A site location is provided at Appendix **EP1**.
- 3.3 The site is bounded by Eccles Road to the north and Crossings Road to the east and gently slopes downwards from north to south. To the south the site adjoins the Twayblade Crescent, which forms part of the Manchester Road / Crossings Road site recently constructed by Barratt Homes, and the extended gardens of properties along Manchester Road (B5470). The land immediately to the west comprises agricultural land.
- 3.4 A number of existing dwellings, including Frith Lee, Stretton, Leaffield Cottage and Higher Crossings Barn, are sited adjacent to the eastern boundary and northern boundaries (respectively) and do not form part of the proposed site.
- 3.5 The site is designated as open countryside. The proposed site abuts the existing Chapel-en-le-Frith settlement boundary which runs along Crossings Road to the east.
- 3.6 There are a number of trees and hedgerow within the site. Further features include a mound to the southwest corner of the site, a drainage easement towards the southeast corner and associated drainage/watercourses which link to the easement and carry through to the north. A constraints and opportunities plan, identifying existing features on the site, is provided at Appendix **EP2**.

#### Planning history

- 3.7 The site lies immediately to the north-west of the recent residential development at Manchester Road / Crossings Road, which was granted outline planning permission on appeal in August 2012 (PINS ref: APP/H1033/A/11/2159038; LPA ref: HPK/2011/0282). The granting of planning permission on that site



demonstrates that this is, in very broad terms, a suitable location for accommodating future growth in Chapel-en-le-Frith.

- 3.8 No relevant planning history exists for the site itself. However, the north west corner boundary adjoins a site which has recently been refused planning permission for a single dwelling (ref. HPK/2022/0245) due to its current location outside of the built-up boundary under the adopted Local Plan.

## Proposed allocation

- 3.9 The site is capable of delivering an attractive mix of approximately 160 well-designed family homes, including affordable housing. The precise yield will can be confirmed at a later stage when a layout is prepared, should the site be allocated.

- 3.10 Barratt Homes have undertaken indicative assessments relating to transport, landscaping and initial design constraints and opportunities. A Development Framework document has been prepared by e\*SCAPE outlining the initial work carried out and subsequent conclusions. The document is enclosed at Appendix **EP3**. A copy of the Parameters Masterplan is enclosed at Appendix **EP4**.

- 3.11 The Development Framework is illustrative only at this stage and has been prepared to demonstrate one way in which the approximate quantum of development could be achieved. It includes for the following:

- Two site access points off Crossings Road from the east.
- Good pedestrian connectivity and permeability between the adjoining neighbourhoods, the countryside and site.
- 4.80 hectares (net) or 54% of the site as residential development including circa 160 residential dwellings with associated access, servicing and green infrastructure.
- A Green Infrastructure network covering 4.12 hectares or 46% of the site including a variety of functions, such as:
  - Public Open Space,
  - Play Areas,
  - Retained and new native trees and hedgerows,
  - Retained and new wetland habitats,
  - Retained and new meadow habitats,
  - Orchards, and
  - A sustainable urban drainage network.

- 3.12 It is considered that the site could potentially deliver the abovementioned housing at densities which reflect the surrounding residential areas. In addition, it is expected that future development could deliver



benefits including extensive open space, habitat creation, play areas and cycling paths. This is demonstrated in the Development Framework.

3.13 The development areas / parameters / total number of dwellings can be matters of further discussion and negotiation, should the Council be minded to allocate the site.

### Landscape

3.14 The site adjoins existing permanent development on three sides, with Eccles Road to the north, Crossings Road to the east and Manchester Road to the south. The site comprises a logical extension to the west of Chapel-en-le-Frith.

3.15 A Landscape Technical Note has been produced by Tyler Grange. A copy is provided at Appendix **EP5**. This identifies the following key points in relation to the context:

- The Site comprises an area of mainly grazing pasture, surrounded by areas of existing residential development to the north, south and east. The hedgerow structure is in varied condition, with some hedgerows removed, and hedgerow trees remaining in some locations. It does not contain any landscape designations or any features that rise it above the ordinary.
- The presence of the surrounding development has an urbanising effect on the locality.
- The visual envelope of the Site has been shown to be localised and limited, even during winter months, with views mainly limited to locations to the immediate north and east, with brief, filtered views from c. 400m to the west and adjacent residents to the south. Within these views the Site is seen in the context of the surrounding development. More distant views are available from higher elevations, notably at Eccles Pike, however the Site forms only a small element within the wider context of the panoramic view from this location.
- There is existing development to the north, east and south of the Site, resulting in the Site being experienced in the context of the surrounding built form.

3.16 The Landscape Technical Note identifies that future development on-site is considered feasible at this stage, subject to a design response that continues to accommodate the principal tree cover and hedgerow network. The Development Framework demonstrates that this is achievable.

3.17 The Landscape Technical Note concludes by stating at paragraph 4.11:

“The Site is capable of accommodating sensitively designed development of a similar scale to that within the locality, in a manner that protects and enhances existing landscape features and which will not place undue pressure on the surrounding open landscape of Chapel-en-le-Frith. The Site provides opportunities to enhance landscape



character, biodiversity habitat and public access in a manner commensurate with the NPPF.”

3.18 The Landscape Technical Note therefore demonstrates that the allocation of the site is acceptable and justified in landscape terms. But this notwithstanding, any landscape harm would need to be viewed in the context of the need to meet future development needs, which will inevitably require development on greenfield sites adjacent to the existing urban area.

### Highways and accessibility

3.19 Highways consultancy Vectos has advised on the preparation of the Development Framework, and have prepared a Technical Note in support of these representations. A copy is provided at Appendix **EP6**. In summary:

- Preliminary General Arrangement drawings have been prepared which demonstrate that the two access points can be delivered in accordance with guidance, and without impacting on existing mature trees in place along Crossings Road. Copies of these drawings are provided within the Technical Note at Appendix **EP6**.
- The local highways network is capable of accommodating any additional traffic demand arising from the proposed site.
- Existing pedestrian infrastructure provides a direct connection between the proposed site and bus stop facilities on Manchester Road with these located around 400m away, or a 5 minute walk based on average walking speeds. The bus stops provide a good services to Chapel-en-le-Frith, Buxton, Stockport and Manchester Airport.
- Chapel-en-le-Frith rail station is located approximately 1.7km to the south of the proposed site. During the weekday AM and PM peak periods, it is served two trains per hour in either direction, ensuring a viable commuter link into key employment centres. The station itself is provisioned with cycle parking and would enable rail to be used as part of a multi-modal journey.
- The site is also located within walking and cycling distance of a range of services and facilities, including schools and Chapel-en-le-Frith town centre.

3.20 Therefore, safe and suitable access can be achieved. Furthermore, the site comprises a highly sustainable location and is suitable for accommodating future development needs.



## Ecology

3.21 An Ecology Briefing Note has been prepared by Tyler Grange, which provides a baseline assessment of the site based the results of desk study analysis and an ecological walkover survey. A copy is provided at Appendix EP7. This draws the following key conclusions:

- The site comprises open expanses of pasture land which are of negligible ecological importance as a habitat in their own right, and offers sub-optimal habitat to the majority of protected/ notable wildlife of relevance in national and local planning policy.
- Whilst detailed survey work would be needed to accompany any future application, it is considered that the parameters of development sought would be able to avoid adverse impacts in the first instance (i.e. by avoiding development in proximity to badger setts, avoiding mature tree loss etc.) or accommodate any necessary mitigation. This can be achieved in areas of green infrastructure provision or integrated within built form itself (i.e. integrated bird and bat boxes).
- A high-level BNG assessment has been undertaken. This indicates that the site could meet the emerging requirements of the Environment Bill and achieve a 10% biodiversity net gain.

3.22 The Development Framework also demonstrates that it would be possible to deliver extensive Green Infrastructure Networks across the site. This would include habitat creation as well as retention and enhancement of the existing vegetation. The local wildlife will also benefit from the introduction of a Sustainable Drainage System (SuDS) which will introduce ponds, swales and water meadow style inundation zones.

3.23 Further ecological investigations would be required to inform future planning applications should the site be allocated.

## Trees

3.24 The Development Framework demonstrates that development could comfortably take place on the site while retaining majority of the existing trees and hedgerows. There is opportunity within the masterplan to further enhance these features through additional native species planting, to bolster and strengthen the hedgerows and provide additional tree planting throughout the site.

## Floods risk and drainage

3.25 The site falls within Flood Zone 1 and is considered to have a low risk of flooding and would be suitable for residential development in that respect.



3.26 An indicative SuDS strategy has been illustrated on the Development Framework. As discussed above, this would also deliver additional ecological benefits to the site. A comprehensive SuDS management strategy which will manage the water on site and discharge to the surrounding watercourses at green field run off rates would be prepared to support future proposals.

### Heritage

3.27 As far as we are aware, no designated heritage assets are located within or close to the site.

### Residential amenity

3.28 Existing houses adjoin the site to the south and west. The Parameters Masterplan at Appendix **EP4** demonstrates that approximately 160 dwellings can be achieved with substantial areas of open space, which would provide suitable interface distances between the proposed development and existing houses.

### Local infrastructure

3.29 Where necessary, local infrastructure such as education and healthcare provision can be considered through the Local Plan process and can be secured through policies and through the planning application process.

### Deliverability

This site is within single ownership in the control of Barratt Homes, a major housebuilder that is currently extremely active in the High Peak and a key delivery partner for the Council. They consider that the site would be extremely attractive to the market were it to come forward for housing. Furthermore, there are no known constraints that may prevent the site from coming forward for housing within the next 5 years.



## Land at Crossings Road, Chapel-en-le-Frith: Summary and conclusions

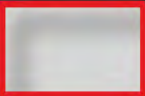
- 3.30 The site is in a sustainable location adjacent to the urban area of Chapel-en-le-Frith. The site is also immediately adjacent to the Manchester Road / Crossings Road site, which was granted planning permission in 2012 and has subsequently been built out by Barratt Homes.
- 3.31 The site adjoins existing permanent development on three sides, with Eccles Road to the north, Crossings Road to the east and Manchester Road to the south. The site comprises a logical extension to the west of Chapel-en-le-Frith.
- 3.32 Site assessment work has been undertaken in relation to landscape matters. This concludes that the site is capable of accommodating sensitively designed development of a similar scale to that within the locality, in a manner that protects and enhances existing landscape features and which will not place undue pressure on the surrounding open landscape of Chapel-en-le-Frith.
- 3.33 Site assessment work has also been undertaken in relation ecology and highways. There are no constraints which would prevent the site from being developed.
- 3.34 A Development Framework has been prepared, which demonstrates that the development of the site would result in a sympathetic, sustainable and characterful new neighbourhood for Chapel, with a strong Green Infrastructure network, offering much needed new homes, improved biodiversity, open spaces and wider community access.
- 3.35 The site is deliverable, and its allocation would contribute to meeting the housing requirement that will be established through the Local Plan Review.



EP1



**Key**

 Site Boundary



Eccles Road

Higher Crossings

Nanny's Well

Eccles Road

Horse Fair Avenue

Bagshawe Avenue

Nearwell Close


Crossings Road

Marsh Way

Orchid Drive

Lower Crossings

Manchester Road

 n\*ORTH

0m 20m 40m 60m 80m 100m

Scale 1:2,500 (@A3)

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**e\*SCAPE** 10 years  
urbanists 2009-2019

Project Title  
**Nanny's Well, Chapel-en-le-Frith**

e\*SCAPE Job No.  
**022-028**

Client  
**Barratt Homes Manchester**

Drawing Number Revision  
**022-028-P002 REV A**

Drawing Title  
**Site Boundary Plan**

Scale Date  
**1:2,500 @ A3 February '23**

EP2

# Key

-  Site Boundary
-  Existing Trees
-  Existing Remnant Hedgerows
-  Drains/Watercourses
-  Surface Water Drainage Easement
-  Contours (10m increments)
-  Localised Topography/Earthworks  
Mound
-  Sensitive Interfaces with Residential Development
-  Sensitive Interfaces with Road (Noise)
-  Primary (multi-modal) Access Points
-  Secondary (pedestrian/cycleway) Access Points
-  Views Into & Out of Site



Higher Crossings

Lower Crossings

**e\*SCAPE** 10 Years  
urbanists 1984-2014

Project Title  
**Nanny's Well, Chapel-en-le-Frith**


e\*SCAPE Job No.  
**022-028**

Client  
**Barratt Homes Manchester**

Drawing Number      Revision  
**022-028-P003      REV A**

Drawing Title  
**Constraints & Opportunities Plan**

Scale      Date  
**1:2,500 @ A3      February '23**

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0m 20m 40m 60m 80m 100m

Scale 1:2,500 (@A3)

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EP3



# Land to the west of Crossings Road

Chapel-en-le-Frith

DEVELOPMENT FRAMEWORK



March 2023



# Contents

**01:** Introduction

**02:** Context

**03:** Opportunities & Vision

**04:** Creating a Place


**05:** Conclusions



**Key**

 Site Boundary



 n\*ORTH

0m 20m 40m 60m 80m 100m

Scale 1:2,500 (@A3)

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**Figure 01.01: Application Boundary Plan**



## INTRODUCTION

- 1.1 This development framework has been prepared on behalf of Barratt Homes by an experienced multidisciplinary consultant team. It relates to the land west of Crossings Road on the western fringes of the town of Chapel-en-le-Frith, also referred to in this framework as ‘Chapel’.
- 1.2 This framework relates to the promotion of the land for the creation of a new residential neighbourhood within the area illustrated by the red line site boundary in Figure 01.01 opposite and covers an area of 8.92 hectares.
- 1.3 The site is currently made up of a series of pastures used for the grazing of livestock, each field compartment separated by fences, hedgerows, ditches and associated trees.
- 1.4 The site is bounded by the existing urban fringes of Chapel-en-le-Frith to the east and south. The northern boundary is formed by Eccles Road and existing residential properties backing onto the site. One parcel which directly adjoins the site is currently the subject of a planning application for a new single dwelling house.
- 1.5 The western boundary of the site borders open countryside within the valley and valley slopes and is made up of hedgerows, trees and field boundary fences.

### Process

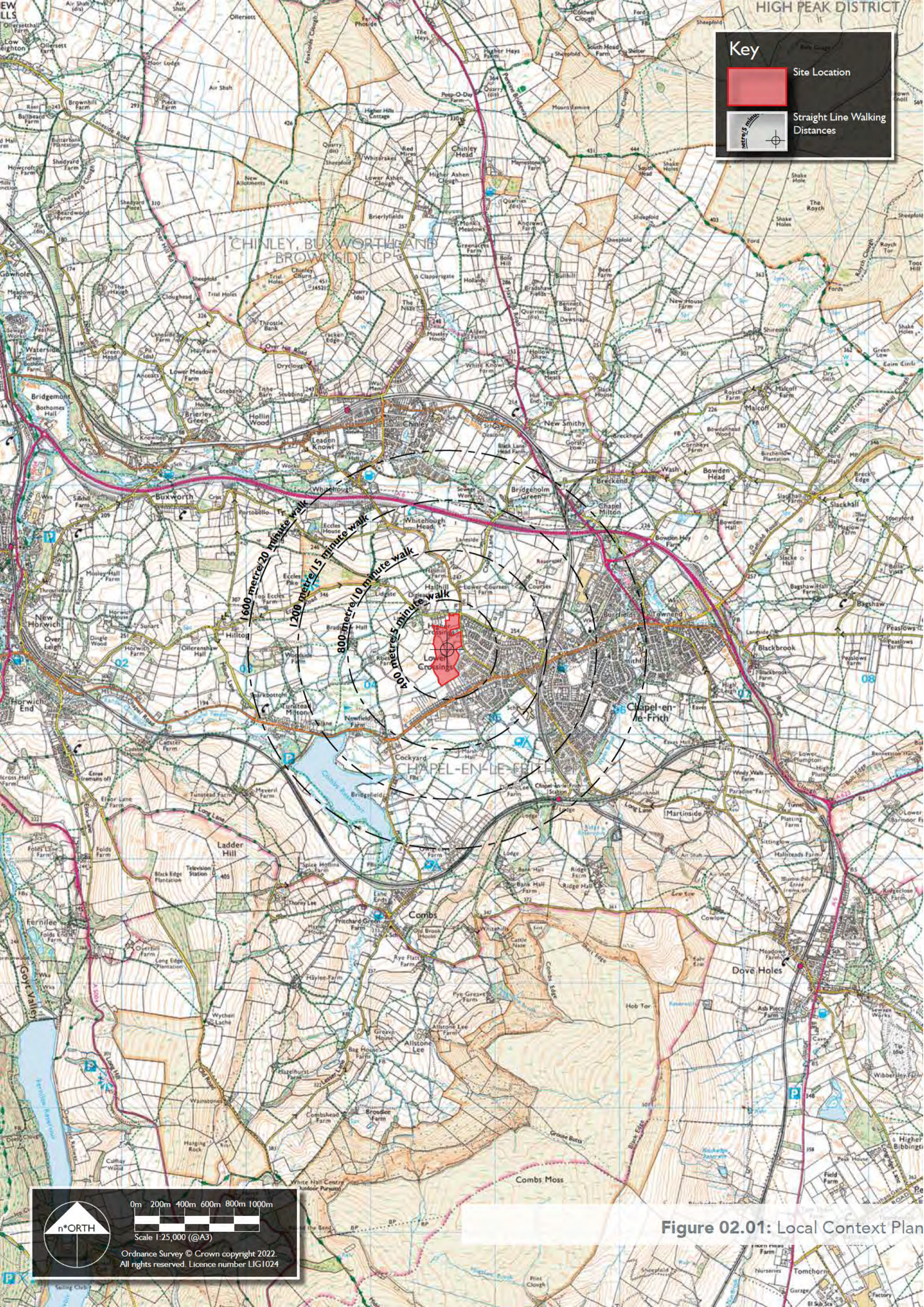
- 1.6 The process undertaken in developing this framework promotional document utilises urban design and masterplanning best practice and takes on board advice from an experienced multidisciplinary consultancy team to ensure the proposals sit well in their setting, preserve the best of the existing landscape features and create new green infrastructure to the benefit of residents, the existing community and local wildlife.
- 1.7 We have taken reference from the High Peak Residential Design SPD (adopted December 2005) to ensure the proposals integrate into the townscape and landscape and create homes and not just houses, set within a new neighbourhood rather than a housing estate.
- 1.8 This statement details the contextual relationship of the site with its surroundings and the design process undertaken to establish a Vision and a Development Framework for the site.

## Scope & Content

- 1.9 This development framework has been prepared to promote this site at Crossings Road, Chapel-en-le-Frith, hereafter also referred to as ‘the Site’ for residential development as part of High Peak’s call for sites.
- 1.10 The scope and content of the document demonstrates the commitment of Barratt Homes to deliver a high quality sustainable development, based on a thorough process of contextual appreciation and design evolution.
- 1.11 The proposal seeks to deliver a high quality new residential neighbourhood of circa 160 homes on the western edge of the town.
- 1.12 It is intended that this new neighbourhood will become a positive asset to the settlement in terms of design, layout and open space. The development will create an open and inclusive neighbourhood with a mix of facilities for use by existing and new residents.
- 1.13 The design has been developed to take account of a **post-pandemic world** in which working from home, walking, cycling and inhabiting ones immediate neighbourhood becomes the ‘**New Normal**’. Whilst creating liveable and human neighbourhoods have been important for many years Covid 19 has put that need into sharp relief. The proposed site’s location would actively promote local living, active travel and shared travel.
- 1.14 This development framework proposes the following elements:
  - Two site access points off Crossings Road from the east.
  - Good pedestrian connectivity and permeability between the adjoining neighbourhoods, the countryside and site.
  - 4.80 hectares (net) or 54% of the site as residential development including circa 160 residential dwellings with associated access, servicing and green infrastructure.
  - A Green Infrastructure network covering 4.12 hectares or 46% of the site which will include a variety of functions such as:
    - i Public Open Space,
    - ii Play Areas,
    - iii Retained and new native trees and hedgerows,
    - iv Retained and new wetland habitats,
    - v Retained and new meadow habitats,
    - vi Orchards, and
    - vii A sustainable urban drainage network.



**Photograph:** Panoramic view north towards Eccles Road from Crossings Road



**Key**

- Site Location
- Straight Line Walking Distances

0m 200m 400m 600m 800m 1000m

Scale 1:25,000 (@A3)

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Figure 02.01: Local Context Plan

## CONTEXT

### Sub-Regional Context

- 2.1 The site lies on the western peripheries of Chapel-en-le-Frith within the district of High Peak, Derbyshire. The district is primarily rural served by a series of historic Spar, market and mill towns, which include Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge, the principle towns being Buxton and Glossop. Besides agriculture the district also has industries relates to tourism, scientific research, extractive industries (stone quarrying), spring water and brake linings.
- 2.2 High Peak straddles two nationally important landscapes of the Dark and White Peaks which is underlaid with Millstone Grit sandstones and limestones/clays respectively. These geologies have traditionally provided the building materials for the area. The district is therefore a mix of plateaux, river valleys, copses and woodlands with high gritstone moorlands to the north and limestone landscapes to the south.
- 2.3 The town is used as a base by commuters working in Manchester and Stockport as well as the surrounding towns of Whaley Bridge and Buxton. The city of Manchester lies to the north west with the city centre about 17 miles from the town.
- 2.4 Whilst Chapel lies within the County of Derbyshire, the district shares borders with Cheshire to the south west, Staffordshire to the south, Greater Manchester to the north west and South Yorkshire to the north east.

### Settlement Context

- 2.5 As stated above the site lies on the western fringes of Chapel, as illustrated in Figure 01.02 opposite.
- 2.6 Chapel was established by the Normans in the 12th Century and was originally a hunting lodge within the Forest of High Peak.
- 2.7 The settlement lies within the Dark Peak and traditionally utilises the Millstone Grit sandstones within its architecture.
- 2.8 The town did have two railway stations but the Central Station and associated line closed to passengers in 1967 but continues as a freight line hauling aggregates from the local quarries. The remaining railway station lies around a mile to the south east of the site on Bridgeway. There are regular services between Buxton & Manchester Piccadilly and all stations in between.
- 2.9 The town is served by local bus routes which provide connections between Buxton, Stockport, Macclesfield, Glossop, Whaley Bridge, Manchester Airport and all stops in between.
- 2.10 There is a comprehensive network of public rights of way which are in the local area and can be reached via the road network providing connections to the surrounding settlements and countryside.

### Local Context

- 2.11 The site's more detailed location and its association to the fringes of Chapel is illustrated over page in Figure 03.01. The town centre is around 0.7 miles to the east of the site and can be accessed via Manchester Road (B5470) and Eccles Road.
- 2.12 The site sits in the valley and northern valley slopes straddling the existing neighbourhoods of Higher and Lower Crossings.
- 2.13 Views can be had out along the valley to the west towards Ladder Hill.
- 2.14 The site adjoins Crossings Road and associated homes to the east, a recent Barratt development around Orchid Drive to the south east and backs onto the extended gardens of properties fronting Manchester Road to the south west.
- 2.15 Eccles Road and associated rear gardens of existing homes form the northern boundary whilst field hedgerows, ditches and associated trees form the boundary to the west with open countryside beyond.
- 2.16 No Public Rights of Way (PRoW's) cross the site but there are paths in the wider local area that are accessible via the existing road network and provide access across the surrounding countryside.
- 2.17 The site, as stated above adjoins Crossings Road with direct access to the south onto Manchester Road on which are located bus stops about 400 metres or just over a 5 minute walk from the site. This is within the recommended walking distances as prescribed by CIHT and is therefore considered to be highly accessible by bus. These bus stops are served by services to Glossop, Whaley Bridge, Buxton and Macclesfield.
- 2.18 A number of primary and secondary schools are located in the local area, the closest being the High School which is just 0.5 mile to the south east. The nearest primary school is located 1 mile to the east in the town with other primary schools located in surrounding settlements at Chinley, Combs, Buxworth and Whaley Bridge.
- 2.19 Chapel still has an outdoor market which operates on Thursdays and the town boasts a number of independent shops along Market Street, as well as a Morrisons supermarket and petrol filling station.

### Planning Context

- 2.20 The current High Peak Local Plan was adopted in 2016. High Peak Borough Council has commenced a review of the Local Plan, including a review of the housing requirement and potential new allocations through a 'call for sites' exercise.
- 2.21 The land at Crossings Lane is proposed as a sustainable option for meeting housing needs in High Peak and Chapel-en-le-Frith.

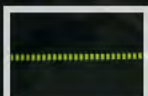
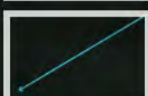

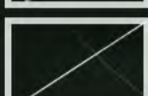
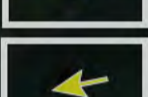
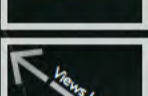
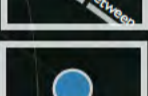


**Photograph:** View north along Crossings Road from location of southern access


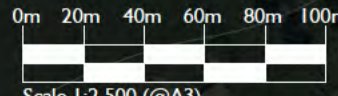


**Photograph:** View south west from site towards Ladders Hill

**Key**

-  Site Boundary
-  Existing Trees
-  Existing Remnant Hedgerows
-  Drains/Watercourses
-  Surface Water Drainage Easement
-  Contours (10m increments)
-  Localised Topography/Earthworks  
Mound
-  Sensitive Interfaces with Residential Development
-  Sensitive Interfaces with Road (Noise)
-  Primary (multi-modal) Access Points
-  Secondary (pedestrian/cycleway) Access Points
-  Views Into & Out of Site
-  Bus Stops



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 Scale 1:2,500 (@A3)  
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**Figure 03.01: Opportunities Plan**

## OPPORTUNITIES & VISION

### Opportunities

- 3.1 Figure 03.01 opposite illustrates the main physical characteristics of the Site and immediate local context. This analysis contains inputs from the consultant team and has informed the proposals.

#### Public Rights of Way

- 3.2 The site and local area has good access to the surrounding countryside and neighbourhoods via the existing Public Rights of Way (PRoW) network, streets and lanes, as described previously. There are no PRoWs across the site currently.

#### Landscape & Visual

- 3.3 The visual envelope of the Site is localised and limited, even during winter months, with views mainly limited to locations to the immediate north and east, with brief, filtered views from c. 400m to the west and from residents to the south. Within these views the Site is seen in the context of the surrounding development. More distant views are available from higher elevations, notably at Eccles Pike, however the Site forms only a small element within the wider context of the panoramic view from this location. There is existing development to the north, east and south of the Site, resulting in the Site being experienced in the context of the surrounding built form.

- 3.4 The Site is capable of accommodating sensitively designed development of a similar scale to that within the locality, in a manner that protects and enhances existing landscape features and which will not place undue pressure on the surrounding open landscape of Chapel-en-le-Frith. The Site provides opportunities to enhance landscape character, biodiversity habitat and public access in a manner commensurate with the NPPF.

#### Ecology

- 3.5 The development proposals demonstrate how the most valuable habitats for biodiversity within the site can be retained, such as mature trees, hedgerows and ditches. The Masterplan includes opportunities to further enhance the site's biodiversity, through the creation of new habitats within the green infrastructure areas, such as wildflower meadows, 'SuDS' creating ponds, swales and water meadows and additional native species hedgerow, tree and shrub planting.

#### Access & Accessibility

- 3.6 Crossings Road bounds the site to the east and provides access to the wider highway network. To the south it provides access into Chapel whilst to the north it provides access to the nearby villages of Whitehough and Chinley.
- 3.7 The development proposals would be accessed off Crossings Road from two new junctions, one from roughly the centre of the site in the south and one closer to Higher Crossings and the junction with Eccles Road in the north. The junctions would be designed to accord with all of the relevant highway design standards.

#### Flood & Drainage

- 3.8 The site is located in Flood Zone 1 which means it has a low probability of flooding from rivers. A number of watercourses and ditches flow across the site at present including the outfall from Nanny's Well which is located across Crossings Road from the site, as indicated in Figure 03.01.
- 3.9 There is some localised risk of surface water flooding from the watercourses crossing the site and these risks will be dealt with through the development of a comprehensive SuDS management strategy which will manage the water on site and discharge to the surrounding watercourses at green field run off rates.

### Trees & Hedgerows

- 3.10 The site has a number of mature trees and hedgerows situated along the field boundaries. These features provide habitat for numerous species, such as badgers, bats and birds. The development proposal will retain these features throughout the site, accommodating development around these habitats. There is opportunity within the masterplan to further enhance these features through additional native species planting, to bolster and strengthen the hedgerows and provide additional tree planting throughout the site. All of which is in conformity with High Peak Local Plan Policy EQ 9.

### Residential Amenity

- 3.11 Those existing residents who back onto the site on Manchester Road, Crossings Road and Eccles Road will be considered in the design and layout of the proposals with new homes backing onto them and rear gardens providing the correct overlooking distances to protect their residential amenity and completing the development blocks. Those fronting onto the site across Crossings Road and Eccles Road will also be considered in the design. Landscape buffers shall be used to create a stand-off from the boundaries and built form will be set back to ensure minimum overlooking distances are exceeded.

### Wider Green Infrastructure Network

- 3.12 The site has a number of existing landscape features within it or adjoining its boundaries and many of them are to be retained. This not only enhances the setting of the proposed development, but also protects and retains existing habitats and provides good green infrastructure connectivity through and around the site to other areas of the wider neighbourhood and settlement.

### Vision

- 3.13 Out of the understanding of context and opportunities represented by the site, as set out here and in previous chapters springs our vision for the site:

*"The site is located at the interface between town and country and provides the opportunity to create a finished edge to the settlement and a soft green transition between the two.*

*The site shall utilise the current landscape features such as the topography, trees, hedgerows and watercourses to create a new neighbourhood that develops homes as part of the landscape into which they are placed.*

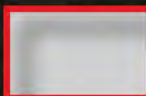
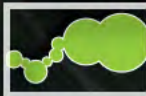

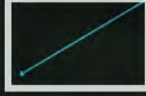
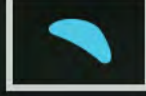



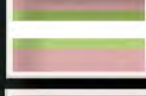



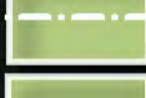




*Homes shall be outward facing and overlook the avenues, squares, streets and green spaces that surround them.*

*Nature shall be on this new neighbourhood's doorstep and shall be part of everyday life, ensuring that the wider community can interact with the natural environment, using it as an educational and biodiverse resource for all.*

*The layout shall draw on the vernacular form of the wider settlement creating an irregular and organic settlement pattern with streets and lanes that follow the contours and boundary features of the site.*

*This new neighbourhood shall create a place with character and an identity which is in keeping with the wider settlement of Chapel-en-le-Frith."*

# Key

-  Site Boundary
-  Existing Trees
-  Existing Remnant Hedgerows
-  Swales/Drains/Watercourses
-  SuDS Pools
-  Green Infrastructure Network
-  Development Parcels
-  Play Area (LAP/LEAP)
-  Avenue
-  Streets & Lanes
-  Shared Drives (unadopted)
-  Shared Space Squares & Mews
-  Footpath/Cycleways
-  Amenity Footpaths
-  Gateways (Primary & Secondary)
-  Focal Buildings/Landmarks
-  Remodelled Earthworks

# Accommodation Schedule

Site Area: 8.92 hectare  
 Green & Blue Infrastructure: 4.12 hectares  
 Net Development Area: 4.80 hectares  
 Number of Homes: 159 homes  
 Net Density: 33 dph  
 Gross Density: 18 dph



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Figure 04.01: Development Framework Plan

## CREATING A PLACE

4.1 Now that the structure has evolved through the process described previously a meaningful development framework plan has developed, as illustrated in Figure 04.01 opposite, which explores the connections, spatial relationships and potential uses of the site. Due to the response to the site and local context the concept is instantly strong, dynamic and mature, thus grounded. A spatial development framework has been developed for the site, based on the Vision to ensure a cohesive and well connected neighbourhood is created as part of the wider settlement.

### Green & Blue Infrastructure

4.2 The green infrastructure network, as illustrated in Figure 04.01 creates a green mesh which overlays the development parcels and retains the particular character related to the area and specifically existing site features such as the trees and hedges. This includes the ability of the vegetation to soften and create a setting for the development. The green infrastructure covers some 4.12 hectares/46% of the whole site area and can accommodate play areas, informal kickabout areas and new ecological habitats. The green infrastructure network will ensure the retention of the majority of the existing vegetation.

4.3 Set within the green infrastructure network will be the Sustainable Drainage System (SuDS). Consisting of new ponds, swales and water meadow style inundation zones which will have the capacity to intercept, hold and safely disperse storm water collected from the site. Wildlife habitats and corridors will be an integral element of the green infrastructure network.

### Scale & Mass

4.4 The character of the neighbourhood that is to be created lends itself principally to 2 storey development, based on the local context and designed to reflect the human scale of built form found in the surrounding neighbourhoods. Up to 2.5 storey elements will only be used as header buildings in squares and at junctions and/or within gateway locations to create announcements of arrival.

### Quantum & Mix of Uses

4.5 The location of this site for residential use is sustainably located on the edge of Chapel, within easy reach of local facilities by walking, cycling, bus or motor vehicle. The wider site is 8.92 hectares in total and will include a balanced mix of residential development and green infrastructure. It is proposed that the homes will be set within a strong open space network, as illustrated in Figure 04.01.

4.6 The density of housing adjoining Crossings Road is intended to be similar to the existing density located to the south and east, thus ensuring the development integrates with the existing suburban neighbourhoods. It is intended that the densities drop to the northern and western fringes to create a more sub-urban/rural fringe edge.

4.7 The site can comfortably accommodate circa 160 homes which equates to a gross density of 18 homes/ha. The development parcel takes up 4.80 hectares/54% of the site area.

### Gateways & Focal Spaces

4.8 A series of gateways and focal spaces have been identified within the site. These are either in primary gateway locations, announcing arrival into the site or within the heart of the site using existing features or creating focal features and reference points within the development. The internal nodes are focussed on creating areas of public realm in the form of shared surface spaces or utilising landscape elements, in this case the existing trees and watercourses which will form part of the wider public open space network.

### Sympathetic Boundaries & Treatments

4.9 The development will be outward facing and respect existing residential areas and overlook the proposed green spaces, retaining landscape features such as the native hedgerows and trees, thus preserving the character and setting of the area.

### The Emerging Movement Hierarchy

4.10 Overlaying the green infrastructure network and mix of uses is a finer grain network of movement routes including avenues, streets, lanes, shared drives and footpaths/cycleways, adding to the proposals permeability as illustrated in Figure 04.01.

4.11 The primary element is the avenue which would act as the main route into and through the site. This route provides an unfolding story to the site as one travels along its sweeping length and includes a footpath/cycleway. The housing on the avenue will provide a clearly defined street frontage based around 2 storey residential units with some 2.5 storey landmark elements.

4.12 Amenity footpaths run throughout the green infrastructure network and provide connections between development parcels and out to the surrounding neighbourhoods and wider movement network encouraging trips by foot and bicycle.

4.13 Running from the avenue would be a series of streets and lanes which form the vehicle network, based around traditional streets and lanes, fronted and enclosed by 2 storey properties with landmarks created by 2.5 storey properties at corners and as header buildings.

4.14 Areas of public realm in the form of shared space squares and mews will be created at key junctions and points in the layout.

4.15 The final element in the hierarchy is the shared drive which provides access to the homes on the perimeter of the development overlooking the green spaces. The drives take the form of simple shared space lanes proving access to a small number of homes. These lanes form part of the interface between the homes and green spaces.



**Photograph:** View south from western edge of site towards rear of properties fronting Manchester Road





## CONCLUSIONS

- 5.1 This Development Framework has been prepared to support the submission of this site to High Peak's call for sites process.
- 5.2 Barratt Homes believes that the land west of Crossings Road at Chapel-en-le-Frith is sustainably located to create a much needed contribution to High Peak's housing land supply and will be a positive asset for the town and wider District.
- 5.3 The content of this framework demonstrates the continued commitment of Barratt Homes to deliver high quality sustainable developments, based on a thorough process of contextual and site specific appreciation, embodying best practice in spatial planning and urban design.
- 5.4 A full appreciation of the site and local context has been undertaken in order to inform this framework.
- 5.5 The proposals for this site would be able to deliver a new high quality residential development of circa 160 homes and a Green and Blue Infrastructure network containing a series of open spaces, retained and new trees and hedgerows, terrestrial and wetland habitats, creating a new neighbourhood on the western edge of Chapel-en-le-Frith.
- 5.6 In essence, the aim of these proposals in a post-Covid19 world would be to create homes in which people will be happy to spend time for either living or work, set into a strong public realm and green environment in which they can interact with one another and the natural environment.
- 5.7 It is intended that this new neighbourhood will create a high quality and beautiful, open and inclusive neighbourhood in terms of design, layout and open space with a mix of community and recreational facilities for use by existing and new residents.
- 5.8 These initial proposals have emerged out of a process of design development, review, testing, and revision. This iterative process has ensured that the proposals included in this framework meets the requirements of High Peak's Local Plan Policies including the adopted design SPD.
- 5.9 The development of the site would result in a sympathetic, sustainable and characterful new neighbourhood for Chapel, with a strong Green Infrastructure network, offering much needed new homes, improved biodiversity, open spaces and wider community access.

*"It is intended that this new neighbourhood will become a positive asset to Chapel-en-le-Frith and the wider district in terms of design, layout and open space, creating an open and inclusive neighbourhood with a mix of community, ecological and recreational facilities for use by existing and new residents."*





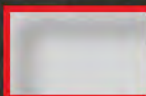
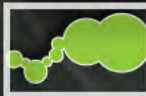
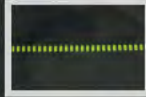
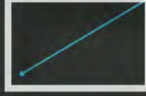
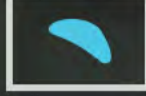



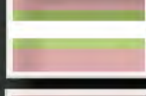



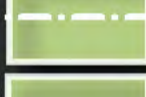




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EP4

# Key

-  Site Boundary
-  Existing Trees
-  Existing Remnant Hedgerows
-  Swales/Drains/Watercourses
-  SuDS Pools
-  Green Infrastructure Network
-  Development Parcels
-  Play Area (LAP/LEAP)
-  Avenue
-  Streets & Lanes
-  Shared Drives (unadopted)
-  Shared Space Squares & Mews
-  Footpath/Cycleways
-  Amenity Footpaths
-  Gateways (Primary & Secondary)
-  Focal Buildings/Landmarks
-  Remodelled Earthworks

# Accommodation Schedule

Site Area: 8.92 hectare  
 Green & Blue Infrastructure: 4.12 hectares  
 Net Development Area: 4.80 hectares  
 Number of Homes: 159 homes  
 Net Density: 33 dph  
 Gross Density: 18 dph



230 m

240 m

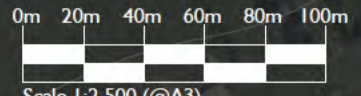
240 m

240 m

260 m

250 m

240 m



Scale 1:2,500 (@A3)  
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Crossings Road, Chapel-en-le-Frith	
e*SCAPE Job No.	
022-028	
Client	
Barratt Homes Manchester	
Drawing Number	Revision
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Drawing Title	
Parameters Masterplan	
Scale	Date
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EP5

# Landscape and Visual Technical Note



**Tyler  
Grange**

Land west of Crossings  
Road  
2nd March 2023

TG Report No. 15664\_R01\_CS

## Contents:

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# Section 1: Introduction

- 1.1. This Technical Note has been prepared by Tyler Grange Group Ltd on behalf of Barratt Homes to provide high level advice on the landscape, visual and Green Belt matters associated with Land west of Crossing Road, Chapel-en-le-Frith. The note considers the planning policy context, landscape character and resources, visual receptors and the opportunities and constraints of the Site.
- 1.2. The Site is located to the west of Chapel-en-le-Frith, covered by the Local Planning Authority (LPA) of High Peak Borough Council. The Council has an adopted Local Plan (2016), however the adopted Local Plan 2016 has been declared partially out of date. A review of the Local Plan has now commenced to update the policies deemed out of date and consider the scope for wider amendments.
- 1.3. The policies relevant to the landscape and visual purposes will need to be considered for any future planning applications to ensure policy compliance.
  - **Policy S 1: Sustainable Development Principles** includes an expectation that all new development makes a positive contribution towards the sustainability of communities and to protect, and where possible enhancing, the environment.
  - **Policy EQ 5: Biodiversity:** The biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity. This will be achieved by... “Conserving and enhancing sites of international, European, and national importance”, “Conserving and enhancing any Sites of Special Scientific Interest”, and “Conserving and enhancing regionally and locally designated sites”. For all designated sites, the Council will not permit any development proposal which would directly or indirectly result in significant harm to biodiversity conservation interests.
  - **Policy EQ 8: Green Infrastructure (GI):** The Council will, through partnership working, develop, protect and enhance networks of Biodiversity and Green Infrastructure; this shall be achieved through the relevant ecological requirements:
    - Requiring that development will not have a detrimental effect on the amount or function of existing GI;
    - Requiring that development proposals contribute towards the creation of new or enhancement of existing GI;
    - Requiring that through its layout and design, new development responds to the location of existing green infrastructure and ecological networks, and;
    - Identifying and protecting key wildlife corridors and stepping stones that connect sites of importance for biodiversity
  - **Policy EQ 9: Trees, Woodland and Hedgerows:** The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. There is a requirement to retain and integrate existing woodland, healthy, mature





*trees and hedgerow into proposes development, and a requirement for new development to provide tree planting and soft landscaping where possible.*

1.4.



Figure 1: Site Location (© Google Earth 2023)

## Site Context

- 1.5. The Site is situated on the western edge of Chapel-en-le-Frith. The Site is dominated by farmland pasture, with residential development to the east and south and a continuance of pasture land to the north and west.





Figure 2: Site Context

- 1.6. The Site is bound to the east by a combination of residential development (Barratt Homes development off Crossing Road) and by Crossings Road (with residential development beyond to the east). Eccles Road along with a series of residential properties and their associated curtilages form the boundary to the northern extents of the Site. To the south, the boundary to the site is formed by the curtilages associated with residential properties that front onto Manchester Road. The western boundary to the Site is currently formed by intermittent hedgerow boundary lines, beyond which are open pasture fields.
- 1.7. There are no Public Rights of Way (PRoW) within the Site, although there are a small number within the vicinity. To the north is High Peak Footpath 125 (HP6/135/1), to the west is High Peak Footpath 16 (HP6/16/4) and High Peak Footpath 19 (HP6/16/4) to the west. At a further distance to the Site, the panoramic viewpoint at the top of Eccles Point (High Peak Footpath 13 (HP6/13/1)), is located approximately 1.15km north west of the Site. These PRoW are shown on Figure 2 below.





Figure 3: Public Rights of Way

- 1.8. To the south and east of the Site lies the urban area of Chapel-en-le-Frith, a rural market town consisting of a range of building styles and vernacular. Several well-used traffic routes pass through the town and there is a steady flow of vehicles forming a busy centre, although the town also has quieter, narrow and intimate streets off the main thoroughfares. Residential development abuts the Site's eastern and southern boundaries along Crossings Road and Manchester Road. 19th and 20th Century infill and expansive development has largely followed the course of the valley floor, retaining much of the surrounding sloping hills and rolling landscape as a rural backdrop to the town.
- 1.9. Broadly linear development from the outskirts of Chapel-en-le-Frith along Manchester Road to the west of the urban core, spread into the predominantly rural local area surrounding the town. Whilst still retaining a largely rural character, the local area surrounding Chapel-en-le-Frith contains a network of scattered small scale settlement and isolated farms, spread across a mosaic of small to medium scale irregular pastoral fields, with a largely wooded character and a mix of enclosure types, including drystone walls and post and rail fencing. Large



amounts of tree cover and a considerable number of urban edge fields in and amongst housing areas along the outskirts of Chapel-en-le-Frith, along with the presence of numerous public rights of way, ensure a high degree of accessibility and connectivity to the countryside.

- 1.10. Winding, sunken, single track lanes dissect the landscape along with larger transport routes including the busy A6 corridor, which is a main vehicular link running from the south of England, through the Peak District to Carlisle in Cumbria. Train lines, along with tunnels, bridges and other associated infrastructure are also evident throughout the immediate context.
- 1.11. The wider surrounding landscape beyond the valley floor surrounding Chapel-en-le-Frith is dominated by rising land, notably at Eccles Pike to the north west of the Site, and Ladder Hill and Hob Tor to the south. Dramatic landforms and isolated gritstone edges afford wide panoramic views across the study area and to the rolling farmland of the Peak District National Park beyond. These areas are of a larger scale over the open plateau of undulating farmland to that of the more enclosed, wooded and developed landscapes of the lower slopes and valley floor surrounding Chapel-en-le-Frith.
- 1.12. The Site is gently sloping, with a rise in elevation from the lowest point on the southern boundary (approximately 235m Above Ordnance Datum (AOD), rising towards the north, with the highest point in the north west corner of the site (approximately 258m AOD).

## Landscape Designations

- 1.13. A review of Natural England's MAGIC Map<sup>1</sup> shows that the Site is not covered by any landscape designations. There is no Conservation Area within the immediate surrounding context (closest at Chapel-en-le-Frith and Chapel-en-le-Frith Town End, where no intervisibility is anticipated). Magic identifies a Grade II Listed building adjacent to the north east corner of the Site (Dove Dale Lilac Cottage Weston Cottage). A further Grade II Listed property is located approximately 650m west of the Site (Bradshaw Hall) It is noted that there is a Neighbourhood Plan covering the Site and the surrounding area.

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<sup>1</sup> MAGIC [online] (Accessed 2nd March 2023) Available from <https://magic.defra.gov.uk>



# Section 2: Landscape Baseline

## Published Landscape Character Context

- 2.1. The Countryside Agency's Character Map of England identifies broad, strategic character areas for the whole of England. The Site lies within 'South West Peak' National Character Area, identified as Area 53.
- 2.2. The area is characterised by:
- *Integrated mosaic of landform and vegetation patterns comprising tracts of wild expansive moorland with heather on hill tops and ridges as well as small-scale enclosed farmland;*
  - *Area of upland flanked by lower hills to the south and west and indented by valleys which broaden to the west into gently undulating lowland as the rivers drain to the Shropshire, Cheshire and Staffordshire Plain;*
  - *Isolated 'gritstone' edges at Ramshaw Rocks and the Roaches providing a dramatic contrast to rolling uplands with long, uninterrupted views, from margins to upland areas and vice versa. Contained and intimate views are afforded around the foothills;*
  - *Fringes to the upland dissected by river valleys with main rivers of the Goyt, Dove, Dane, Manifold, Churnet and Hamps and fast-flowing streams which create an intricate ridge and valley landscape of distinctive pattern and character with herb-rich hay meadows and rushy pastures, in valleys;*
  - *Economy of the area based on stock rearing (sheep and beef) with some dairy farming and grouse shooting on the moorland with remains of former coal mining activity particularly in the area around Flash;*
  - *Gritstone walls, at higher elevations, and holly hedgerows, at lower elevations, forming intricate and distinctive field patterns often with historic associations; and*
  - *Small nucleated settlements with extensive dispersed farm landscape, with farm buildings and villages built predominantly of local stone reflecting local geology and history.*
- 2.3. For the purpose of assessing the effects of development the National Character Areas are of limited significance as the classification covers such a wide area. It does not provide an appreciation of the specific issues which need to be taken into account in the determination process. That said, many of the characteristics described above are evident in relation to the wider landscape surrounding the Site, particularly the dispersed farmland, ridge and valley landscape of gritstone wall enclosed fields and nucleated scattered settlement.

## District / Local Character

- 2.4. Within the Derbyshire County Council's published Landscape Character Assessment '*The Landscape Character of Derbyshire* (2003), the county is classified into a number of Landscape Character Types (LCT). The Site is identified within the '*Settled Valley Pastures Character Type*' which is characterised by:



- *Moderate to steep lower valley slopes dissected by stream valleys with poorly draining soils over Carboniferous shale and sandstone;*
- *Pastoral farming with extensive improved pasture;*
- *Localised bracken in some road verges and rushes associated with damp hollows;*
- *Wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and tree groups around settlement and farmsteads, filtering views;*
- *Small irregular fields enclosed by mixed species hedgerows and occasional dry stone walls;*
- *Network of winding lanes with irregular verges, sometimes sunken on steeper slopes; and*
- *Settled, enclosed, landscape of small nucleated settlements and scattered stone farmsteads with stone slate roofs and stone terraces on lower slopes associated with historic mills.*

## Site-Specific Landscape Character Context

- 2.5. The Site is located at the western edge of Chapel-en-le-Frith, Derbyshire, at Ordinance Survey (OS) grid reference SK 04617 80645 off Crossings Road.
- 2.6. The Site is a parcel of pastoral grassland extending to approximately 8.92 hectares (ha) and encompasses a gently rising area of predominately unimproved neutral grassland and marshy grassland. The northern border of the Site is formed by a combination of boundary treatments associated with the curtilages of properties fronting onto Eccles Road along with drystone walls defining the field parcels fronting onto Eccles Road to the north and Crossings Road to the east. The eastern boundary is formed by a combination of post and wire fencing and drystone walls. Fencing and vegetation at gardens to the rear of private dwellings along Manchester Road align the southern boundary of the Site. The western boundary is formed by a combination of mature hedgerow shrubs and trees, with post and wire fencing which delineates the boundary with the further pastoral fields beyond.
- 2.7. The Site is subdivided into a series of parcels used for the grazing of livestock. Each field compartment is separated by fences, hedgerows, ditches and associated trees.



## Section 3: Visual Baseline

- 3.1. The viewpoints have been selected based upon a desktop study of mapping and topography data, as well as site survey. The site visit was undertaken on 23rd March 2023. Visibility was good and the survey undertaken was considered a 'worst-case scenario' with trees not in leaf during the winter period. A brief summary of the Site's visual context is described below.

### Visual Context

- 3.2. The Site rises gently from the south towards the north, with the localised Eccles Pike c. 1km to the north west. The land also rises up slightly towards the north, with further rising topography to the south leading to the localised hills of Ladder Hill and Hob Tor.

### Views from the North

- 3.3. Open views across the northern parcels of the Site are available from the immediate north east of the Site at the junction of Eccles Road and Crossings Road. Views further south are contained by the mature vegetation along boundary of northern field parcel and vegetation associated with adjacent residential properties to south and west.



Figure 3: View facing south across Site from A609 (Nottingham Road) (Adjacent to Site boundary)

- 3.4. Views of the Site to the immediate north are limited. Public footpath 135 is located on rising slopes to the north of the Site, but as can be seen in Figure 5, views of the Site are screened a combination of topography and intervening vegetation and built form along Eccles Road.



3.5.

Figure 5: View facing south across Site from A609 (Nottingham Road) (Adjacent to Site boundary)

### Views from the West

- 3.6. Views of the Site from the west are generally limited by intervening rising topography. Footpath 16 which runs to the west of the Site and runs between Lydgate and Roeside Farm has no intervisibility with the Site. Footpath



Intervening topography and vegetation screens majority of Site. Footpath 19 which runs along the eastern boundary of Chapel-en-le-Frith Golf Course has limited views towards the Site as a result of intervening rising topography. However, brief glimpsed views may be available of the southern extents of the Site for a short duration of this footpath.



Figure 6: View looking east towards western boundary of Site from Footpath 19 (adjacent to Chapel-en-le-Frith Golf Course)

## Views from the East

- 3.7. Open views of the Site are available from Heath Lane, which abuts the eastern boundary of the Site. Intermittent and gappy hedgerow vegetation is currently present along the Site's western boundary, which filters views. Available views from this location look along the valley floor, with the rising slopes of Eccles Pike visible to the north west.



Figure 7: View looking west from Heath Lane, on eastern boundary of Site

- 3.8. Views from Crossings Road, on the eastern boundary of Site allow open views across the central extents of the Site. Views are middle distance, with longer distance views restricted by intervening boundary vegetation and rising slopes to the west of the Site.



Figure 8: View looking west from Crossings Road, on eastern boundary of Site.

- 3.9. Overall, the Site is well-contained, with only limited and localised views possible from the most nearby footpaths and road network surrounding the Site. More distant views are available from higher elevations, notably at Eccles Pike, however the Site forms only a small element within the wider context of the panoramic view from this location. There is existing development to the north, east and south of the Site, resulting in the Site being experienced in the context of the surrounding built form.





# Section 4: Summary, Recommendations and Conclusion

## Summary

- 4.1. The Site comprises an area of mainly grazing pasture, surrounded by areas of existing residential development to the north, south and east. The hedgerow structure is in varied condition, with some hedgerows removed, and hedgerow trees remaining in some locations. It does not contain any landscape designations or any features that rise it above the ordinary. The presence of the surrounding development has an urbanising effect on the locality.
- 4.2. The visual envelope of the Site has been shown to be localised and limited, even during winter months, with views mainly limited to locations to the immediate north and east, with brief, filtered views from c. 400m to the west and adjacent residents to the south. Within these views the Site is seen in the context of the surrounding development. More distant views are available from higher elevations, notably at Eccles Pike, however the Site forms only a small element within the wider context of the panoramic view from this location. There is existing development to the north, east and south of the Site, resulting in the Site being experienced in the context of the surrounding built form.

## Policy Conformity

- 4.3. The masterplan shows conformity with High Peak Local Plan policies, namely:
  - *Policy S 1 (Sustainable Development Principles), through the protection and enhancement of local environment;*
  - *Policy EQ 5 (Biodiversity), through no development within statutory and non-statutory designated sites, avoiding direct adverse impacts. Further surveys work should be undertaken to assess presence of SPA bird species.*
  - *Policy EQ 8 (Green Infrastructure), through dedicated areas of green infrastructure, comprising approximately 40% of the proposed development 'footprint', which will include the creation of new habitats and enhancement of existing habitats of value.*
  - *Policy EQ 9 (Trees, Woodland and Hedgerows), through the enhancement of existing intact and defunct hedgerow and additional tree and shrub planting throughout the site.*
- 4.4. Future development on-site is therefore considered feasible at this stage, however this opinion is subject to a design response that continues to accommodate the principal tree cover and hedgerow network, in order to demonstrate compliance with local planning policy objectives applicable to landscape matters.

## Recommendations

- 4.5. A development set back from the western edge adjacent to the open and undeveloped landscape beyond would allow for new tree and shrub buffer planting, further softening the transition to built form in views from the



south and west. This would serve to better integrate the scheme with the existing landscape character of the Site and the surrounding area.

- 4.6. Internal tree groups and hedgerows should be retained within areas of open space, where practicable (subject to tree survey results).
- 4.7. Higher density development should be sited closer to the east where the existing residential edge along Crossings Road is located, reducing to lower density properties closer to Eccles Road to the north and towards the more open and softer western edge of the Site.
- 4.8. Existing hedgerows should be retained and enhanced through further planting where practicable, and better landscape connections made between the hedgerows and the surrounding green and blue infrastructure. All boundary hedgerows should be enhanced with native species. All trees should be retained (subject to survey), either within pockets of open space or within retained hedgerow boundaries.
- 4.9. Areas of open space within the scheme would benefit new and existing residents, with the opportunities for new tree and shrub planting within Green Infrastructure links, as well as formal and informal play and visual amenity benefits.
- 4.10. The scheme could offer improvements to both new and existing residents. These enhancements typically involve improving public accessibility, providing locations for outdoor sport, landscape and visual enhancements and increasing biodiversity.

## Conclusion

- 4.11. The Site is capable of accommodating sensitively designed development of a similar scale to that within the locality, in a manner that protects and enhances existing landscape features and which will not place undue pressure on the surrounding open landscape of Chapel-en-le-Frith. The Site provides opportunities to enhance landscape character, biodiversity habitat and public access in a manner commensurate with the NPPF.

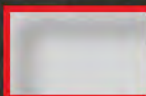
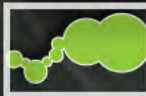
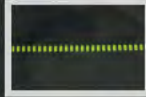
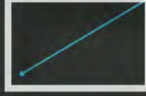
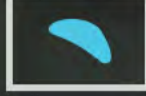



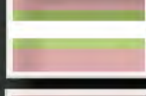



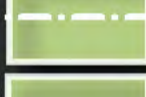






Plans:

Plan 1: Parameters Masterplan



# Key

-  Site Boundary
-  Existing Trees
-  Existing Remnant Hedgerows
-  Swales/Drains/Watercourses
-  SuDS Pools
-  Green Infrastructure Network
-  Development Parcels
-  Play Area (LAP/LEAP)
-  Avenue
-  Streets & Lanes
-  Shared Drives (unadopted)
-  Shared Space Squares & Mews
-  Footpath/Cycleways
-  Amenity Footpaths
-  Gateways (Primary & Secondary)
-  Focal Buildings/Landmarks
-  Remodelled Earthworks

# Accommodation Schedule

Site Area: 8.92 hectare  
 Green & Blue Infrastructure: 4.12 hectares  
 Net Development Area: 4.80 hectares  
 Number of Homes: 159 homes  
 Net Density: 33 dph  
 Gross Density: 18 dph



Higher Crossings

Lower Crossings

**e\*SCAPE** 10 Years  
 urbanists 2009-2019

Project Title  
 Crossings Road, Chapel-en-le-Frith


e\*SCAPE Job No.  
 022-028

Client  
 Barratt Homes Manchester

Drawing Number      Revision  
 022-028-P004      REV C

Drawing Title  
 Parameters Masterplan

Scale      Date  
 1:2,500 @ A3      March'23

 n\*ORTH

0m 20m 40m 60m 80m 100m

Scale 1:2,500 (@A3)

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**Tyler  
Grange**

Landscape | Ecology | Arboriculture

EP6

# Crossings Road, Chapel-en-le-Frith – Proposed Residential Development Highways and Transport Review

**March 2023**

## Introduction

1. This note has been prepared by Vectos to assess the viability of providing a residential development at Crossings Road, Chapel-en-le-Frith. The proposed site is located on the western side of the town with the site boundary shown in **Figure 1**.

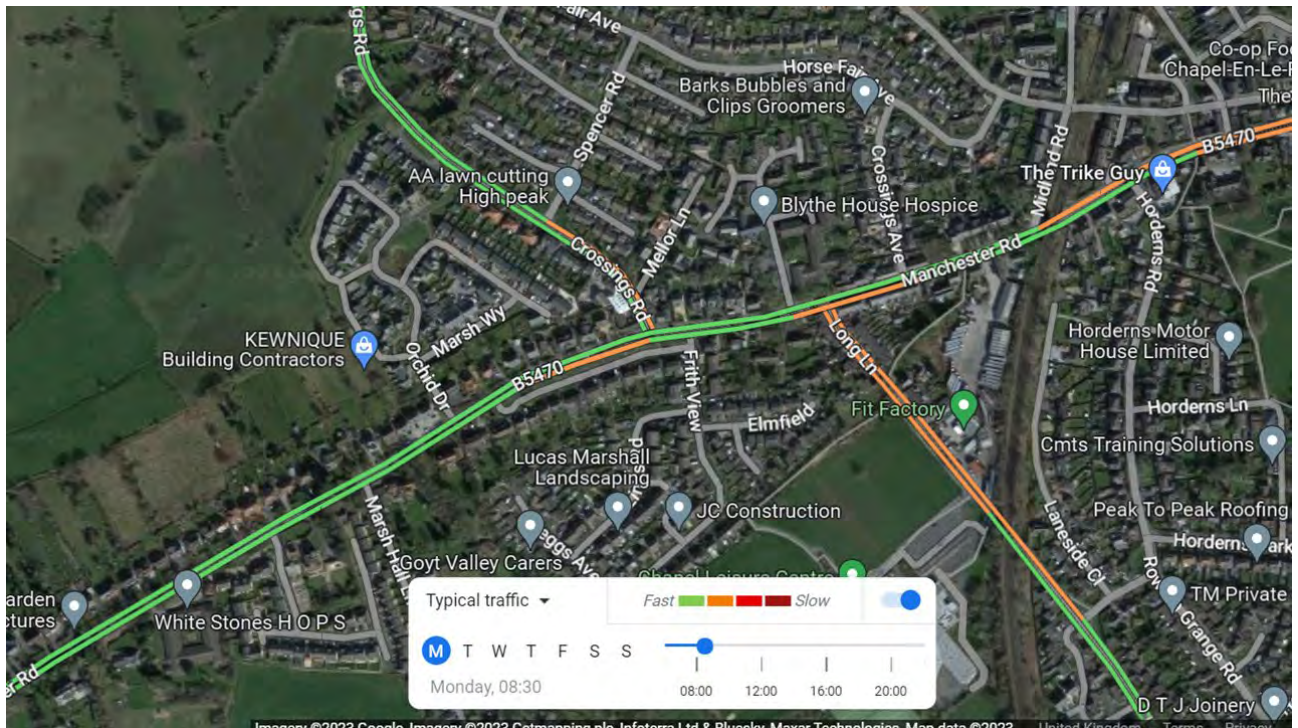


**Figure 1: Proposed Site Boundary**

## Existing Highway Network

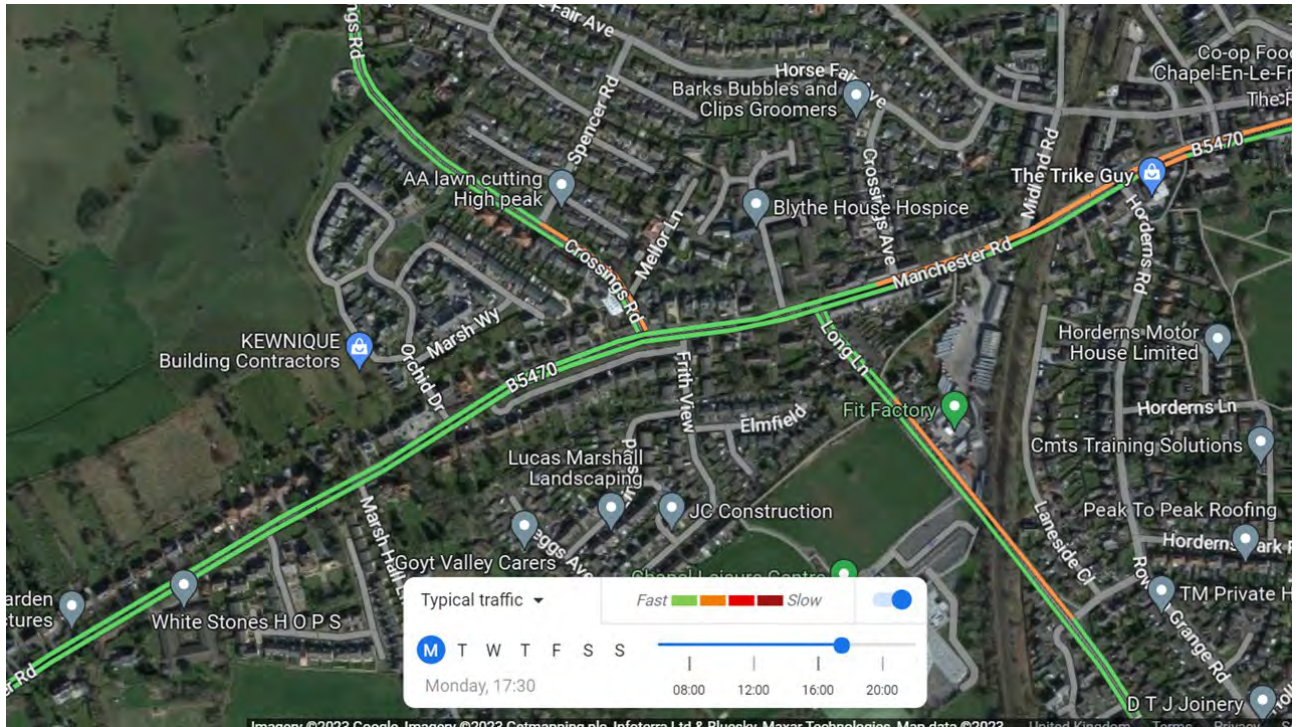
2. Crossings Road, from which the proposed site will be accessed, is semi-rural in nature and bound by a number of existing residential dwellings. The carriageway is approximately 6m in width with a continuous footway provided on the western side of the road. A discontinuous footway is provided on the eastern side of the road.
3. Crossings Road connects with Manchester Road approximately 400m to the south east of the proposed site and forms the minor arm of a priority T-junction at this location. Manchester Road is an east-west route providing access to the centre of Chapel-en-le-Frith and the A6 to the east.

4. Crossings Road continues north providing a connection with the village of Chinley. At the north east corner of the proposed site, Crossings Road is dissected by Eccles Road forming a priority controlled crossroads with this east-west route.
5. In the vicinity of the site Crossings Road is subject to 30mph speed restriction.
6. A review of existing traffic conditions at the Manchester Road/ Crossings Road priority T-junction has been undertaken using typical traffic speeds included in Google Maps. **Figure 2** shows traffic speeds in the weekday AM peak and **Figure 3** shows the weekday PM peak.



**Figure 2: Typical Traffic Speeds – Weekday AM Peak**





**Figure 3: Typical Traffic Speeds – Weekday PM Peak**

7. **Figure 2** suggests some limited queuing occurs on the Crossings Road arm of the junction in the AM peak.
8. **Figure 3** indicates that the junction operates in a similar manner in the PM peak, with a minor queue likely on the Crossings Road arm.
9. On the basis of this review, it is considered that this existing junction would be more than capable of accommodating additional traffic demand arising from the proposed site.
10. A review of the injury accident record has also been undertaken for this junction. The record indicates that single accident occurred at the junction over the most recent five-year period which was classified as slight in severity. An extract from the Crashmap database is included in **Figure 4**.
11. There is therefore no indication of any underlying highway safety issues at this location and no evidence to suggest that the proposed development would lead to any increase in risk of accidents.



**Figure 4: Manchester Road/ Crossings Road – Injury Accident Record 2017-2021**

### **Accessibility by Sustainable Modes**

12. As previously detailed, a continuous footway is provided on the western side of Crossings Road. In the vicinity of the site the footway varies in width between around 1.5m-2m, with the footway offset from the carriageway by a verge along the site frontages with Crossings Road. To the north the footway continues along the southern side Eccles Road.
13. To the south of the site, Crossings Road is provisioned with good quality pedestrian infrastructure, including dropped kerbs and tactile paving at key crossing locations. Street lighting is provided and existing properties on both sides of the carriageway provide natural surveillance.
14. This existing pedestrian infrastructure provides ease of access to Chape-en-le-Frith centre and amenities located therein.
15. The pedestrian infrastructure provides a direct connection between the proposed site and bus stop facilities on Manchester Road with these located around 400m away, or a 5 minute walk based on average walking speeds.
16. These eastbound bus stop comprises a flag & pole arrangement with timetable information provided. The westbound bus stop is provided with a shelter and seating.
17. The stops are served by the number 199 service between Buxton – Chapel-en-le-Frith Hazel Grove – Stockport – Manchester Airport with typically two services per hour provided in either direction.
18. Chapel-en-le-Frith rail station is located approximately 1.7km to the south of the proposed site. During the weekday AM and PM peak periods, it is served two trains per hour in either direction, ensuring a viable commuter link into key employment centres.

19. The station itself is provisioned with cycle parking and would enable rail to be used as part of a multi-modal journey.
20. In summary, the site has a high level of accessibility by sustainable modes and its location would afford future residents and visitor a range of opportunities for alternatives to car travel.

### **Access Strategy**

21. An indicative masterplan for the proposed site has been prepared and this has been included as **Appendix A** of this note. As shown, two vehicular access points are proposed.
22. General Arrangement drawings of the two proposed priority T-junctions have been prepared and are shown in **Drawings VN222477-D100 Rev A** and **VN222477-D101**.
23. As shown, these proposed arrangements provide visibility splays in line with Manual for Streets guidance. The design of the southern access has been informed by a detailed topographical survey and as demonstrated, the proposed junction in this location would not impact upon the mature trees along the proposed site frontage.
24. The indicative masterplan is also fully cognisant of the need to provide permeability through the proposed site with shared footway/ cycleways proposed. The development will integrate with the existing active travel network through a number of key traffic free access points.

### **Summary**

25. On the basis of this review, it is concluded that the proposed development site is appropriately located to support sustainable travel behaviours. As demonstrated through the indicative masterplan, the design of the site will maximise accessibility by active travel.
26. Vehicular access can be provided in two locations in accordance with relevant design standards.
27. The proposed development site is considered to comply with the principles set out in the National Planning Policy Framework with respect to highways and transport.

## Drawings



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REV.	DETAILS	DRAWN	CHECKED	DATE
A	Removal of ghost island junction	DJR	OM	28.02.23

**Notes:**

- This is not a construction drawing and is intended for illustrative purposes only.
- White lining is indicative only.

**Key**

----- 2.4m x 43m Junction Visibility Splay for a 30mph road speed in accordance with Manual for Streets

Crossings Road, Chapel-en-le-Frith

Proposed Southern Site Access Junction

DRAWN: DJR	CHECKED: OM	DATE: 21.12.22	SCALES: 1:500 at A3
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Barratt Manchester

DRAWING NUMBER: VN222447-D100	REVISION: A
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0 2.5 5 10 15  
1:500 SCALE (m)

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**Key**

— — — — — 2.4m x 43m Junction Visibility Splay for a 30mph road speed in accordance with Manual for Streets

Crossings Road, Chapel-en-le-Frith

Proposed Northern Site Access Junction

DRAWN: DJR	CHECKED: OM	DATE: 21.12.22	SCALES: 1:500 at A3
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Barratt Manchester

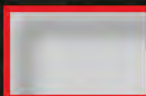
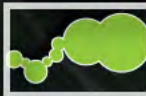

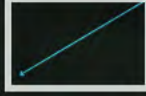
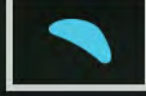



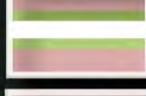



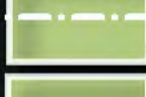




**vectos.**

DRAWING NUMBER: VN222447-D101

REVISION: -

## **Appendix A – Indicative Masterplan**

# Key

-  Site Boundary
-  Existing Trees
-  Existing Remnant Hedgerows
-  Swales/Drains/Watercourses
-  SuDS Pools
-  Green Infrastructure Network
-  Development Parcels
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Scale 1:2,500 (@A3)  
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Figure 04.01: Development Framework Plan



EP7

# Ecology Briefing Note



**Land West of Crossings Road**

**2nd March 2023**



**Tyler  
Grange**

TG Report No. 15664\_R02\_NB\_CW

<b>Report No:</b>	<b>Date</b>	<b>Revision</b>	<b>Author</b>	<b>Peer Review</b>	<b>Approved</b>
15664_R02	2nd March 2023	-	Nick Bell BA (Hons) qCIEEM	Joseph Dance BSc (Hons) MCIEEM	Joseph Dance BSc (Hons) MCIEEM



## Contents:

Summary	
Section 1: Introduction	1
Section 2: Planning Context	2
Section 3: Ecology Context	4
Section 4: Conclusions and Recommendations	10



## Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd (TG) on behalf of Barratt Homes. It relates to a series of land parcels at the land west of Crossings Road, on the western fringes of the town of Chapel-en-le-Frith.
- S.2. It has been prepared to summarise the ecological baseline of the land in question, to accompany the site's promotion as part of a development framework for residential development as part of High Peak's 'call for sites'. The assessment has been based on desk study analysis and an ecological site walkover.
- S.3. The masterplan for the site has responded to known and potential ecological constraints by avoiding impacts wherever possible and retaining the most valuable habitats i.e. mature tree-lines and native species hedgerow. The site comprises predominantly open expanses of agricultural pasture land which is of negligible importance both as a habitat in its own right, and to the majority of protected/ notable wildlife of relevance in national and local planning policy. Whilst detailed survey work would be needed to accompany any future application, it is considered that the parameters of development sought would be able to avoid adverse impacts in the first instance or accommodate any necessary mitigation. Development in general provides the potential to bring a number of green/blue assets into more favourable long-term management and enhance the area for species which may otherwise be absent or in low numbers.
- S.4. A high-level Biodiversity Net Gain (BNG) assessment has indicated that the proposals have the ability to achieve minimum 10% net gain, depending on maintenance and enhancement of existing habitats and creation of green infrastructure with detailed long-term management plans.
- S.5. Further survey work will also be needed to assess the presence of bird species associated with the nearby SPA site. Off-site mitigation land could be required if surveys find SPA bird species to be regularly present within the site in significant numbers.
- S.6. Overall, development within the site has the ability to be compliant with existing and emerging local and national planning policy in relation to protected species but this is dependent on the following:
- Using the results of protected/notable species surveys to inform any detailed site layout/design and embed mitigation;
  - Delivering high-quality green infrastructure across the site, taking account of specific ecological mitigation zones;
  - Securing off-site land for bird mitigation and BNG mitigation (separately), if needed;



# Section 1: Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd (TG) on behalf of Barratt Homes. It relates to a series of land parcels at the land west of Crossings Road, on the western fringes of the town of Chapel-en-le-Frith. The applicant intends to promote the site as part of a development framework for residential development as part of High Peak's 'call for sites'. The area is centred on OS Grid Reference SK 04617 80645 and will hereafter be referred to as 'the site'.
- 1.2. It has been prepared to summarise the ecological baseline of the land in question, gleaned from desk study analysis and ecological walkover survey, and identifies the opportunities for ecological enhancements as part of the site's proposed development. It also sets out any known potential ecological constraints which may need to be mitigated for at the time of any planning application for the site.
- 1.3. This report does not constitute a comprehensive assessment of ecological issues. It is based on a desktop review comprising use of aerial and OS mapping, and a single ecological walkover survey (conducted in February 2023), coupled with professional judgement to ascertain the baseline ecological value of the site. Its intended use is to set out the potential or known ecological constraints within the site, how the site's masterplan has responded (or should respond) to these constraints, and any mitigation/ further technical work which may be needed to enable the delivery of development within the site.
- 1.4. The extent of the site is illustrated below in **Figure 1.1**. Aerial imagery and OS mapping indicates that the site is dominated by farmland pasture set to the west of the settlement of Chapel-en-le-Frith, with residential development to the east and south and a continuance of pasture land to the north and west.



**Figure 1.1:** Site boundary (© Google Earth 2023)



# Section 2: Planning Context

## Local Planning Policy

2.1. The site falls within the administrative borough of High Peak Borough Council. Existing policies in the High Peak Local Plan (adopted in 2016) relating to ecology, biodiversity and sustainable development are:

- **Policy S 1: Sustainable Development Principles** includes an expectation that all new development makes a positive contribution towards the sustainability of communities and to protect, and where possible enhancing, the environment.
- **Policy EQ 4: Green Belt Development** describes that the Council will seek to protect the Green Belt and maintain its openness and permanence. Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.
- **Policy EQ 5: Biodiversity:** The biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity. This will be achieved by... "Conserving and enhancing sites of international, European, and national importance", "Conserving and enhancing any Sites of Special Scientific Interest", and "Conserving and enhancing regionally and locally designated sites". For all designated sites, the Council will not permit any development proposal which would directly or indirectly result in significant harm to biodiversity conservation interests.
- **Policy EQ 8: Green Infrastructure (GI):** The Council will, through partnership working, develop, protect and enhance networks of Biodiversity and Green Infrastructure; this shall be achieved through the relevant ecological requirements:
  - Requiring that development will not have a detrimental effect on the amount or function of existing GI;
  - Requiring that development proposals contribute towards the creation of new or enhancement of existing GI;
  - Requiring that through its layout and design, new development responds to the location of existing green infrastructure and ecological networks, and;
  - Identifying and protecting key wildlife corridors and stepping stones that connect sites of importance for biodiversity
- **Policy EQ 9: Trees, Woodland and Hedgerows:** The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. There is a requirement to retain and integrate existing woodland, healthy, mature trees and hedgerow into proposed development, and a requirement for new development to provide tree planting and soft landscaping where possible.



## **Biodiversity Net Gain**

- 2.2. The Environment Act 2021 puts a mandate on every development (with a few minor exceptions) to achieve a minimum of a 10% uplift in biodiversity value post-development. This will not be legally enforced until the Town And Country Planning Act has been legally amended, which is not due until November 2023. It is likely, however, that at the time of development a 10% uplift in biodiversity value will be mandated.





# Section 3: Ecology Context

## Baseline

### Desk Study

- 3.1. The desk study has shown that the site is within 10km of two internationally designated sites, which are:
- **South Pennine Moors/ Peak District Moors (South Pennine Moors Phase I)**; Special Protection Area (SPA) and Special Area of Conservation (SAC). Located to the north and south of the site at distances of approximately 4km and 5km respectively.
  - **Peak District Dales**, SAC. Located approximately 7km to the south-east of the site.
- 3.2. **The South Pennine Moors SAC** is designated for its Annex I habitats, which are 'European dry heaths', 'blanket bogs' and 'old sessile oak woods with Ilex and Blechnum'. The **Peak District Dales SAC** is designated for its Annex I habitats, which are 'semi-natural dry grasslands on calcareous substrate' and 'Tilio-Acerion forests of slopes, screes and ravines'. None of these designated habitats are present on the site or adjacent to it.
- 3.3. **The South Pennine Moors SPA** is designated for its Annex I breeding populations of Merlin *Falco columbarius*, Golden Plover *Pluvialis apricaria*, Peregrine *Falco peregrinus* and Short-eared owl *Asio flammeus*. The habitats on site are considered unsuitable breeding habitat for these species.
- 3.4. The SPA also has designations for supporting summer assemblages of another ten bird species<sup>1</sup>. Of those species it is considered possible that the site could offer suitable habitat for lapwing *Vanellus vanellus* and Curlew *Numenius arquata*.
- 3.5. There is one Nationally designated site within 2km of the site, namely Combs Reservoir, located 0.9km south-west. The reservoir is designated for its species of mosses and liverworts which are found in the muddy 'draw-down' zones of the reservoir. There are no habitats on site which provide similar conditions for the mosses and liverworts and are therefore considered unlikely to be present.
- 3.6. The desk study has shown that there are no Local Nature Reserves (LNR's) within 2km of the site. Data showing Local Wildlife Sites (LWS) has not been obtained for this assessment.

### Ecological Site Walkover

- 3.7. The site is dominated by heavily grazed livestock pasture, which is a widespread habitat within the immediate surroundings and within the wider High Peak area. This type of habitat is generally considered to provide negligible ecological importance due to its managed and disturbed nature and lack of species diversity.

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<sup>1</sup> South Pennine Moore SPA Citation: <http://publications.naturalengland.org.uk>



- 3.8. The habitats of note within the site are restricted to the field boundaries where there are lines of mature trees, including alder *Alnus glutinosa*, ash *Fraxinus excelsior*, oak *Quercus robur* and sycamore *Acer pseudoplatanus*, and native species hedgerows (although many are considered to be 'defunct' due to large gaps).
- 3.9. **Table 3.1** below summarises the likely or confirmed presence of faunal groups within the site, along with commentary on their likely distribution if present.

**Table 3.1:** Summary of likely presence of protected/notable fauna within site

Species/Species Group	Likely Presence
Badger	Confirmed presence of badger; a main sett was recorded to the south of the site (exact location to remain confidential for animal welfare reasons). The majority of the sett entrances are located offsite in an adjacent field, with some entrances inside the site boundary; it is therefore considered likely that the tunnel network of the sett extends from offsite to onsite. Although there is a main sett partially on-site, the site as a whole provides sub-optimal foraging and sheltering opportunities for badgers due to the large expanse of heavily grazed pasture fields. More suitable foraging habitat is found along the field boundaries, where there are treelines and hedgerow providing better feeding opportunities and shelter.
Bats	Bats are likely to be present within the site within a number of suitable features such as the hedgerows and treelines. The site hosts a number large mature trees, most notably in the south, south-west and north which were found to support suitable bat roosting features. Bats are likely to use the linear features such as hedgerows, as commuting corridors throughout the site and linking to offsite habitats, such as the golf course to the west and small woodland blocks to the north.
Birds	Potential for common and widespread bird species to use both the open grassland and boundary habitat features as nesting and foraging resources. Regarding more notable and protected species, a flock of 29 curlew were recorded off-site, in an adjacent field to the south-west, during the ecological walkover. Curlew are BoCC Red list <sup>2</sup> species; they are also a species for which the South Pennine Moors SPA is designated for, albeit for their summer assemblage (but not breeding). It is considered that lapwing are the only other designated bird species of the South Pennine Moors SPA, which may utilise the site on a regular basis, both as a potential breeding and over-wintering resource.
Brown Hare	This species is listed on the UK and High Peak Biodiversity Action Plan. Habitat on site exists which could support this species, such as the pasture land, although considered to be largely unsuitable due to the proximity of residential developments and therefore likely higher disturbance levels than habitats in the wider area.
Great crested newt (GCN) and other amphibians	There are no ponds on-site, and the shallow ditch running through the site is considered to be unsuitable to support amphibians, particularly for breeding.
Water Vole	The shallow ditch within the site is considered to be unsuitable for water vole. No other suitable habitats are present either on-site or adjacent to the site.

<sup>2</sup> Birds of Conservation Concern 5: <https://www.bto.org/sites/default/files/publications/bocc-5-a5-4pp-single-pages.pdf>



## Constraints / Further Technical Work

### Statutory Protected Sites

- 3.10. Development at the site may be constricted by the potential presence of bird species for which the South Pennine Moors SPA is designated, namely lapwing and curlew. These sites are afforded the highest level of protection in current local (EQ 5) and national policy (NPPF<sup>3</sup>), and will continue to receive the same level of protection in emerging policy.
- 3.11. Further surveys to assess the presence of the qualifying bird species on-site will be required to inform and accompany any future planning application for the site. Depending on the results of these surveys, a Habitat Regulation Assessment (HRA) may be required. Off-site mitigation land may also be required if surveys find SPA bird species to be regularly present within the site in significant numbers
- 3.12. However, it must be noted that curlew were recorded in adjacent land during the ecological site walkover in winter (February 2023), and this species are designated for their summer assemblage at the SPA; it is considered that the habitats on-site may not provide suitable enough breeding (summer) habitat for curlew, and due to the size of the site and proximity to residential developments, it is unlikely that significant numbers of the SPA designated species would utilise the site. Although further bird survey for SPA designated species and other protected and notable bird species will still be required to confirm this.

### Non-statutory Protected Sites

- 3.13. Non-statutory sites are also present in the wider landscape but the site is not covered by any designation nor is it in proximity to any to warrant any consideration for further mitigation.

### Protected Species / Habitats

- 3.14. Based on the habitats present on-site, and the likely presence or potential for protected and notable species, the following technical surveys will be required to accompany any future planning application for this site:
- Badger;
  - Bat roost surveys of trees (should they be impacted);
  - Bird (over wintering and breeding), and;
  - Brown Hare.
- 3.15. The following section explores the strategy of site avoidance and mitigation of recognised important ecological factors within the site, which are dependent on the survey results. Enhancements to the site are also considered where there are potential for ecological benefits as part of the development.

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<sup>3</sup> National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



## Avoidance, Mitigation and Enhancement

- 3.16. The masterplan demonstrates how the most valuable habitats for biodiversity within the site can be retained, and impacts avoided, whilst also allowing for development. The habitats and features considered in the masterplan include:
- Mature tree lines;
  - Hedgerows, and;
  - Wet ditch.
- 3.17. The retention of these features aligns with general best-practice and existing planning policy (discussed in **Section 4**), and improves connectivity in the way of tree lines and hedgerows which link up areas of existing offsite habitats.
- 3.18. The masterplan could further promote and retain ecological buffer zones around areas of particular high value, such as the treelines and hedgerow, as well as strengthening ecological corridors, through additional species planting of hedgerows, treelines and ditches, in order to link these high value features to further comply with planning policies (EQ 8, EQ 9).
- 3.19. The masterplan for the site accounts for the provision of large areas of Green Infrastructure (approximately 40% of the site<sup>4</sup>) in strategically optimal locations such as large areas for habitat mitigation and enhancement to the west, south-west and south, which will strengthen boundary habitats, green corridors and improve biodiversity. Retention and enhancement of boundary hedgerows, treelines and ditches will also improve biodiversity and strengthen existing green networks through the site. In addition, the masterplan includes the creation of Sustainable urban Drainage Systems (SuDS), set within the enhancement areas, consisting of new ponds, swales and water meadow style inundation zones which will provide the site with additional wet/ seasonally wet habitat. These areas allow for potential mitigation for species on-site (dependent on further survey results), and would offer many more opportunities for faunal groups within the site, namely
- Amphibians: Currently the site provides limited breeding habitat and sub-optimal foraging habitat for amphibians. The masterplan has responded by including the creation of SuDS, ponds and swales which will greatly improve the habitats on site for amphibians.
  - Badger: The masterplan has incorporated ecological enhancement areas, one of which wholly covers the recorded badger sett which is partially on-site, providing an appropriately sized buffer so that development will not adversely impact upon the sett (at current distances). The masterplan has also incorporated the retention and enhancement of all boundary vegetation, hedgerows and treelines identified on-site, which were the habitats of recognised value to this species. The masterplan also has an opportunity to provide additional planting around the existing sett, which will provide

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<sup>4</sup> Barratt Homes Development Framework; Land to the West of Crossings Road.



cover, and new food sources through new habitat creation (e.g. planting of berry and fruit-bearing shrubs and trees).

- Bats: The masterplan has incorporated the retention and enhancement of the mature tree lines, hedgerow and wet ditches, which will safeguard potential bat roosting and commuting/ foraging features. Adopting a bat box strategy throughout the site along with sensitive lighting will also improve this site for bats. The enhancements and creation of new linear green infrastructure and creation of SuDS ponds on site will promote bat foraging and commuting opportunities.
- Birds: It is most likely that the value of the site to breeding birds would be within the sections of hedgerow, trees and open grassland (depending on its use/management in any given year). Depending on the results of the required surveys, particularly for the SPA site which is in proximity to the site, the proposals also offer opportunity to enhance the site for specific over-wintering and breeding birds through the introduction of sensitively managed habitat (for ground-nesting species) within the mitigation area in the west, south-west and south of the site. Bird species will also benefit from the improved hedgerow, scrub and treeline habitat, through additional planting and adopting a bird box strategy across the site.

## Biodiversity Net Gain

- 3.20. As per the recent policy on Biodiversity Net Gain, every development will be required to achieve a net gain in biodiversity value. The Environment Act will have likely been transposed into secondary law (the Town and Country Planning Act), which will make the delivery of a minimum of 10% increase in biodiversity value as a result of development. Best practice also encourages that this is achieved on-site wherever possible.
- 3.21. For this reason, a high-level assessment of the ability of the development (as presented in the Development Framework<sup>4</sup>) to achieve a 10% BNG has been undertaken. This has comprised utilising an assessment (site walkover) of the on-site habitat baseline types and conditions of habitats present within the site and comparing this value with the assumed broad post-development value of the site. This has been done utilising Version 3.1 of the Defra Biodiversity Metric, which was released in April 2022.
- 3.22. The post-development value of the site has been calculated utilising the masterplan, as presented in the Development Framework<sup>4</sup>. **Table 3.2** provides a summary of the assumptions made regarding the pre and post-development habitats and their targeted condition.

**Table 3.2** – Pre and post-development habitat assumptions



Habitat	Pre-development Assumption	Post-development Assumption
Pasture (Improved / Modified Grassland)	Assumes all of the site (8.92ha) is covered by pasture habitat, as linear habitats such as hedgerow and treelines are calculated separately. Condition of the Improved/ Modified grassland was assessed as being 'poor'.	Assumes all pasture/ Improved grassland habitat will be lost. Assumes habitats created in its place, will be: <b>Hardstanding/ built form</b> (5.14ha); assumed to be 100% hardstanding and therefore condition assessment not applicable; <b>Grassland</b> (3.78ha): 'Moderate' condition 'Neutral Grassland', such as wildflower meadow.

- 3.23. The BNG assessment undertaken was high-level and has assumed all 'Green Infrastructure' areas to be 'Moderate' condition 'Neutral Grassland' (such as wildflower meadow). With this assumption, the site could achieve a **41%** biodiversity net gain.
- 3.24. Realistically, however, this assumption does not take into account small areas of hardstanding for the play-areas, areas of SuDS (which have their own score/ importance within the Metric) and areas for footpaths; it is also likely that not all created grasslands within the enhancement areas will be able to achieve a 'Moderate' condition, as some may experience greater use and levels of disturbance by residents, through dog-walking etc.
- 3.25. With the above caveats factored in, the overall net gain will be lower than 41%, but likely to achieve the minimum of a 10% biodiversity net gain, in accordance with the emerging requirement within the Town and Country Planning Act.



## Section 4: Conclusions and Recommendations

- 4.1. The site comprises open expanses of pasture land which are of negligible ecological importance as a habitat in their own right, and offers sub-optimal habitat to the majority of protected/ notable wildlife of relevance in national and local planning policy. Whilst detailed survey work would be needed to accompany any future application, it is considered that the parameters of development sought would be able to avoid adverse impacts in the first instance (i.e. by avoiding development in proximity to badger setts, avoiding mature tree loss etc.) or accommodate any necessary mitigation. This can be achieved in areas of green infrastructure provision or integrated within built form itself (i.e. integrated bird and bat boxes).
- 4.2. It is also anticipated that development within the site would be able to achieve a measurable net gain in biodiversity value, as targeted by emerging national policy and legislation. This would require the large areas of green infrastructure within the site to be multi-functional in terms of offering value as a fairly species-rich habitat but also fulfilling the requirements of Public Open Space provision.
- 4.3. Further survey work will also be needed to assess the presence of important SPA bird species, badger, bats and brown hare.
- 4.4. The proposals present an opportunity for increasing the site's canopy coverage through the establishment of new public open space with associated tree planting, green linkages and incidental open spaces around the periphery of the proposed development parcels and space to accommodate the principal areas of existing vegetation across the site. Whilst the current concept masterplan shows that existing tree cover and hedgerows can be protected, trees of merit will likely require a refined development offset in places, ascertained in accordance with calculated Root Protection Areas (RPAs), to demonstrate that the vegetation can be successfully safeguarded. A full BS5837:2012 Tree Quality Survey will need to be based on measured topographic survey data in order to obtain accurate locations of trees, detailed measurements of tree canopies, root protection areas (RPAs) and cast shading.
- 4.5. The masterplan shows conformity with High Peak Local Plan policies, namely:
  - Policy S 1 (Sustainable Development Principles), through the protection and enhancement of local environment;
  - Policy EQ 5 (Biodiversity), through no development within statutory and non-statutory designated sites, avoiding direct adverse impacts. Further surveys work should be undertaken to assess presence of SPA bird species.
  - Policy EQ 8 (Green Infrastructure), through dedicated areas of green infrastructure, comprising approximately 40% of the proposed development 'footprint', which will include the creation of new habitats and enhancement of existing habitats of value.
  - Policy EQ 9 (Trees, Woodland and Hedgerows), through the enhancement of existing intact and defunct hedgerow and additional tree and shrub planting throughout the site.



- 4.6. Future development on-site is therefore considered feasible at this stage, however this opinion is subject to a design response that continues to accommodate the principal tree cover, hedgerow network and safeguarding of known protected and notable species on site, in order to demonstrate compliance with local planning policy objectives applicable to ecological matter.







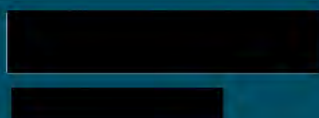
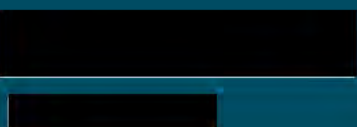
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## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

**Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title		█
Name		█
Job title (if applicable)		
Organisation (if applicable)	Barratt Homes	
Address	C/O Agent	
Post code	C/O Agent	
Telephone no.	C/O Agent	
Email address	C/O Agent	

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**

by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or

by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

Alternatively, you can respond online on the Local Plan consultation website

<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

Please refer to the enclosed representations submitted on behalf of Barratt Homes.

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

Please refer to the enclosed representations submitted on behalf of Barratt Homes.

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

Please refer to the enclosed representations submitted on behalf of Barratt Homes.

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

Please refer to the enclosed representations submitted on behalf of Barratt Homes.

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

Please refer to the enclosed representations submitted on behalf of Barratt Homes.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

Please refer to the enclosed representations submitted on behalf of Barratt Homes.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

Please refer to the representations submitted on behalf of Barratt Homes in respect of land at The Heath, Glossop.

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

c/o Barratt Homes

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

*Yes*



No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land at The Heath, Cemetery Road, Glossop.

**Site Area (hectares)**

1.1 ha

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agricultural

**Type of site e.g. greenfield, previously developed land/brownfield**

Greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Please see appendices to the representations.

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

See enclosed report of representations

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

*Site is owned by a developer*

*Site is under option to a developer*

*Enquiries received/ strong interest*

*Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

See enclosed report of representations
--

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

## Utilities – comments

Please refer to the representations submitted on behalf of Barratt Homes in respect of land at The Heath, Glossop.

### Constraints - Please tell us which of the following constraints are applicable to the site

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

Please refer to the representations submitted on behalf of Barratt Homes in respect of land at The Heath, Glossop.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

*Immediately*

*Up to 5 years*

*5 - 10 years*

*10 – 15 years*

*Beyond 15 years*

*Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

Please refer to the representations submitted on behalf of Barratt Homes in respect of land at The Heath, Glossop.

**Other Relevant Information – Please use the space below for additional information**

Please refer to the representations submitted on behalf of Barratt Homes in respect of land at The Heath, Glossop.

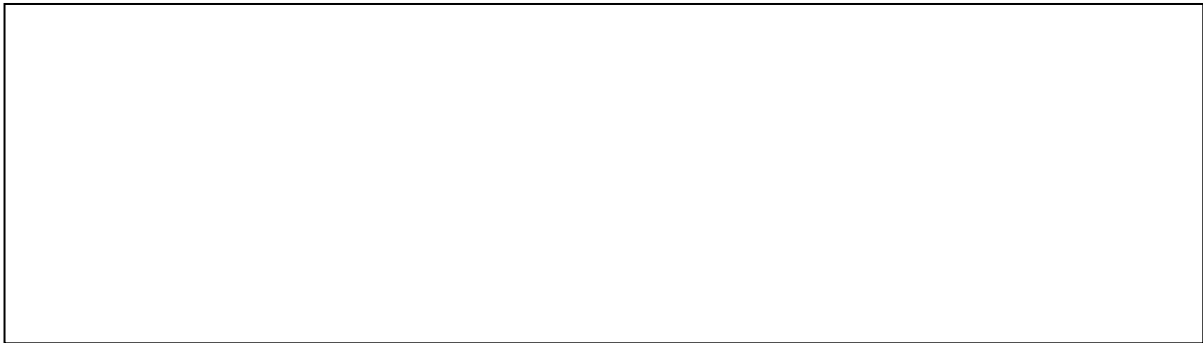
**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

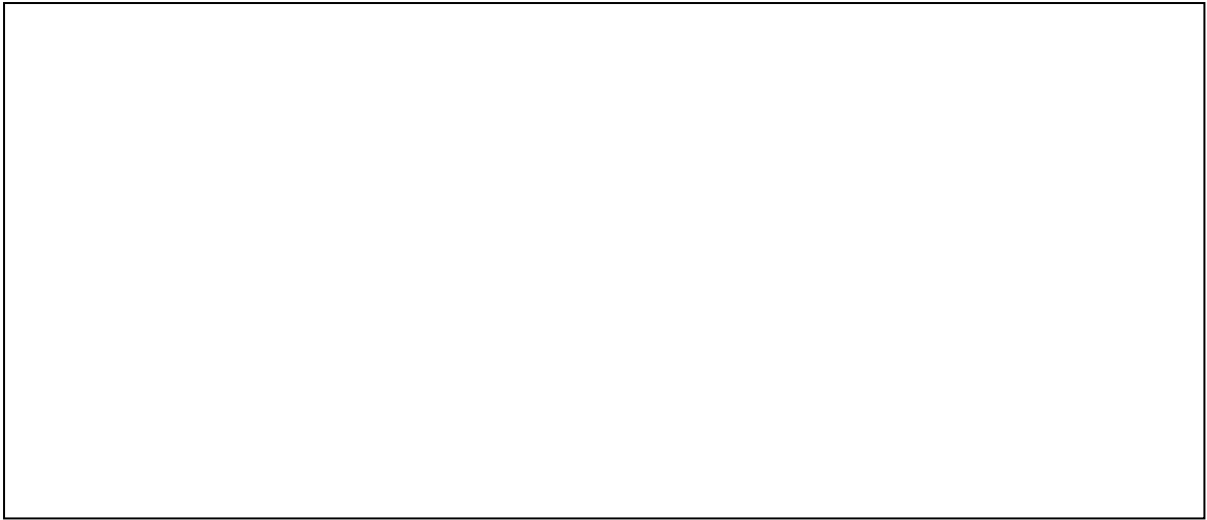
**Please provide a site plan clearly identifying the exact boundaries of the site.**



**Location - Is the site in reasonably close proximity to the community it serves?**



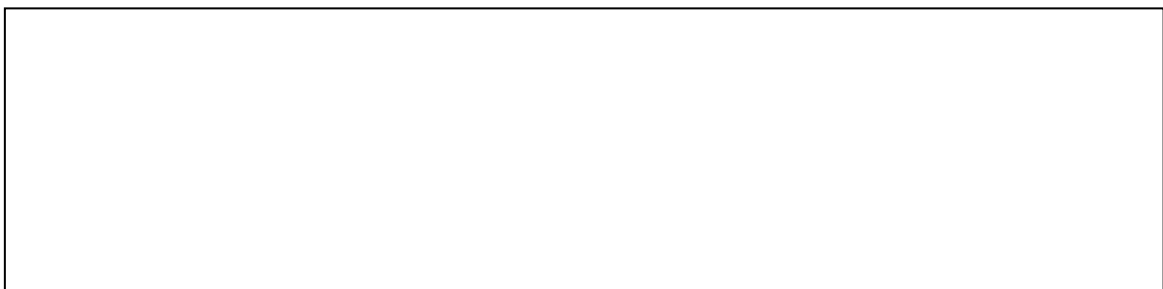
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**





**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

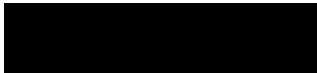
*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signatur



Date .....03 March 2023.....

Thank you for completing this response form.

# Land at the Heath, Glossop

Barratt Homes Manchester | 23-058

Early Engagement Consultation - High Peak Local Plan Review

Project: 23-058  
Site Address: High Peak Local Plan Representations 2023  
Client: Barratt Homes Manchester  
Date: 03 March 2023  
Author:   
Approved by: 

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# Appendices

**EP1.** Site location plan



# 1. Introduction

- 1.1 Emery Planning is instructed by our client, Barratt Homes, to submit representations to the High Peak Local Plan Early Engagement Consultation.
- 1.2 Barratt Homes is currently extremely active in building new homes in the High Peak and is a key delivery partner for the Council.
- 1.3 This Statement sets out Barratt's response to the consultation questions, and in particular it addresses the emerging housing requirement.
- 1.4 This statement also proposes the allocation of land at The Heath, Glossop for residential development. The site is located adjacent to Wimberry Hill Farm, which Barratt Homes is also promoting for residential development through the emerging Local Plan Review.



## 2. Response to Questions

### Question 1 - Do you agree with the Council's initial view of the emerging issues identified from the new evidence? If not, why?

2.1 This response focuses on the issue of housing provision. The Early Engagement document confirms that the Local Housing Need for High Peak, calculated using the Government's standard method, is currently 260dpa. This figure is significantly lower than the requirement set out in the current Local Plan of 350dpa.

2.2 Paragraph 61 of the National Planning Policy Framework (the Framework) states:

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. (Our emphasis)

2.3 Paragraph 2a-010 of the PPG explains that the standard method is only the starting point and there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates. The PPG states:

The government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.

This will need to be assessed prior to, and separate from, considering how much of the overall need can be accommodated (and then translated into a housing requirement figure for the strategic policies in the plan). Circumstances where this may be appropriate include, but are not limited to situations where increases in housing need are likely to exceed past trends because of:

- growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);
- strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or
- an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;



There may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. Authorities are encouraged to make as much use as possible of previously developed or brownfield land, and therefore cities and urban centres, not only those subject to the cities and urban centres uplift may strive to plan for more home. Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests.

- 2.4 The examples given in the PPG for when local housing need could be exceeded are not exhaustive. The PPG also recognises at paragraph 2a-010 that the standard method does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. If the amount of housing growth is not sufficient to align with jobs growth, this will serve to constrain economic growth and place significant strain on the housing market due to the additional demand. It would also worsen affordability further if the jobs growth is not matched with sufficient housing growth. This was recognised in the Doncaster Local Plan, where LHN equated to 553 dpa but the plan requirement is 920 dpa. The Inspector’s report states at paragraph 56:

“The significant uplift is intended to allow additional people to live in the Borough to ensure a sufficient working population to take account of the number of additional jobs that the Plan aims to accommodate.”

- 2.5 Similarly, a higher figure than LHN has recently been adopted in the St Helens Local Plan. The Inspector’s report states at paragraph 54:

“The PPG also makes it clear that other circumstances might also justify a higher figure. In the case of St Helens, the 486 dpa is justified to correlate with the aspirations to achieve increased economic growth and jobs which are likely to lead to increased housing need and demand.”

- 2.6 Furthermore, chapter 6 of the Framework relates to building a strong competitive economy. Paragraph 81 of the Framework states planning policies and decision should help to create conditions in which businesses can invest expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business and the wider opportunities for development. Paragraph 82(c) of the Framework continues to state planning policies should:

c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment;

- 2.7 Therefore, to understand whether an alternative approach to the standard method is justified, it is critical that an appropriate level of jobs growth is identified. Only then can it be considered how many homes are required to support that growth.



- 2.8 The consultation document refers to the High Peak Housing and Economic Land Needs Assessment (September 2022) (HELNA) which considers the overall housing need, the need for different types of housing and employment land requirements up to 2041.
- 2.9 The HELNA acknowledges that the figure of 260dpa is only the starting the point. Paragraph 9.14 of the HELNA reflects the guidance provided within the PPG and states it is the intention of the government that the local housing need figure is minimum figure which does not attempt to predict future growth, the impact of changing Government policies, changing economic circumstances or other demographic behaviours.
- 2.10 The HELNA states the LHN figure of 260dpa is an appropriate figure moving forward if considering the baseline economic growth forecasts. However, this is not the case if a policy on approach is taken, i.e., if the level of housing growth is to align with the planned level of economic growth. Paragraph 14.18 of the HELNA states:
- If, however, HPBC decides to pursue a higher level of economic growth and allocates sufficient employment land to support this, in line with the Policy On Scenario for example, then it should also consider increasing the housing target accordingly. The standard methodology is appropriate for PDNPA in so far as it can be used, with other methodologies, to determine need arising within the National Park.
- 2.11 In this scenario a higher housing requirement of 336dpa is suggested as appropriate. To put this figure into perspective in the context of the national policy imperative to ‘significantly boost’ the supply of housing, 336dpa is still lower than the current housing requirement set out in the adopted Local Plan (350dpa).

### Affordable housing

- 2.12 Paragraph 2a-024 of the PPG states:

“The total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period.

The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.” (our emphasis)

- 2.13 Paragraph 67-001 also states:



“Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area, taking into account:

- the overall level of need identified using the standard method (and whether the evidence suggests that a higher level of need ought to be considered);
- the extent to which the overall housing need can be translated into a housing requirement figure for the plan period; and
- the anticipated deliverability of different forms of provision, having regard to viability.”

2.14 Therefore, the PPG is clear that an increase in the housing requirement can be considered if it is necessary to help address the identified level of affordable housing need. Such consideration ought to be given in High Peak given the scale of affordable housing need.

2.15 The HELNA confirms that the affordable housing need for the borough cannot be met by the standard method. Paragraph 14.26 states:

Total affordable needs are in the range between 228 and 270 affordable homes per annum 2021 to 2041. This is a significant proportion of the locally assessed need based on the standard method (260 dpa) of between 88% and 104%. (Our emphasis)

2.16 Turning to past delivery of affordable housing, there have been only 432 affordable homes completed during the period 2016/17 to 2021/22. This equates to 20% of the total housing completions over this period.

2.17 Therefore, there is no realistic prospect of meeting the identified need for affordable by simply adopting the minimum local housing need as the housing requirement. A substantial and serious shortfall will remain.

2.18 Providing a higher housing requirement, and a complementary supply of viable sites, would assist in the delivery of much needed affordable housing and addressing the identified need for affordable housing in the borough and this should be carefully considered by the council as they progress the Local Plan Review. Whilst there is little question that the shortfall cannot be met in full, there is clear justification for considering an increase to the overall housing requirement, in accordance with paragraph 2a-024 of the PPG.

### Past delivery

2.19 The Early Consultation document at Table 1 provides a summary of housing completions in the borough from 2011-2022. The table demonstrates the variability in housing completions over this period. It can be noted that:



- Following the adoption of the Local Plan in 2016, there was a clear trend of increased completions which is indicative of increasing market demand and a market which could support a housing requirement above that suggested by the standard method.
- For the period 2016/17 to 2021/22 (i.e., the period following the adoption of the Local Plan), total completions amount to 2,149 (358dpa). This figure is in excess of local housing need as determined by the standard method (260dpa) and the adopted housing requirement (350dpa).
- There was a marked decrease in delivery in 2020/21, however this was during the peak of the Covid-19 pandemic which may account for this figure. If the year 2020/21 is removed from the completion data for the last 6 years to account for COVID-19, the average for the period 2016/17 to 2021/22 increases to 380dpa.

2.20 We consider that the biggest constraint to the achievement of the housing requirement since the start of the plan period for the current Local Plan (2011) has been a lack of genuinely available, viable and deliverable sites. The sites that primarily delivered from 2016 onwards were those which came forward ahead of the plan, including those sites which were consented on appeal in the absence of an up-to-date plan. However, a number of the allocations in the current adopted plan have proven to have had trajectories that were over-optimistic within the context of the constraints present. The extent of windfall development anticipated in the Local Plans has also proven to be over-optimistic, and Policy H1 of the Local Plan has delivered very little in terms of windfall sites beyond the existing settlement boundaries. Furthermore, several sites have been subject to extremely lengthy planning application processes, with planning applications often taking more than 12 months before determination (and sometimes considerably longer).

2.21 Therefore, past delivery should not be used as a reason to constrain the housing requirement moving forward. The focus should be on significantly boosting housing supply and delivery. In practice, this means pursuing a requirement which at least maintains levels of recent delivery (i.e., at least 350dpa) and aligns with the planned level of economic growth (i.e., at least 336dpa).

### Housing land supply

2.22 In the consideration of the implications of the HELNA, the consultation document states the council may need to consider supply of housing land as part of the Local Plan process to ensure that there is sufficient suitable and available land to meet whatever the new housing requirement is in the new Local Plan over the plan period to 2041.

2.23 As with past delivery, the housing requirement should not be constrained by the existing housing land supply. If additional land is required, then the Local Plan should allocate sufficient sites to meet the



identified needs. Barratt Homes are proposing two sites for allocation through this process, which could contribute to meeting the future housing requirement in a sustainable way.

## Housing requirement: summary and conclusions

2.24 The circumstances in High Peak provide clear justification for the application of an alternative method to determine local housing need, in accordance with the Framework and paragraph 2a-010 the NPPG. These are as follows:

- The housing requirement in the adopted Local Plan (350dpa) is significantly higher than the minimum housing need figure produced by the standard method (260dpa).
- Significantly higher completion figures than the minimum housing need figure produced by the standard method have been achieved in the recent past, with completions since 2016 averaging 358dpa.
- The housing need associated with planned employment growth is likely to significantly exceed that set out in the standard method. The HELNA states that to align the housing requirement with the planned level of employment growth, the housing requirement would need to be 336dpa.

2.25 In addition, paragraph 2a-024 of the PPG states that an increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes. The affordable housing needs of High Peak cannot be met by the standard method, as acknowledged in the HELNA. Increasing the housing requirement would therefore help to deliver much needed affordable housing and would be entirely consistent with national guidance.

2.26 We therefore consider that the housing requirement should be a minimum of 350dpa. This figure would:

- Align with housing requirement in the adopted Local Plan, and would be reflective of completion levels achieved since the current Local Plan was adopted in 2016. Anything less than 350dpa would not represent a 'significant boost' to housing supply.
- Align the housing requirement with the planned level of economic growth.
- Ensure that the delivery of affordable housing does not collapse, in the context of the supply of affordable housing at present failing to meet affordable housing needs by some margin. Any decrease in the supply of affordable housing would represent a significant adverse impact.

2.27 In relation to affordable housing need, we consider that the scale of need remains so significant, that an increase in the requirement in excess of 350dpa should be considered. The Council should test options for up to 500dpa to understand what extent of the need can be met, and the availability of suitable sites to meet that need. Our client is promoting two such suitable sites through this consultation.





### 3. Proposed allocation – Land at the Heath, Glossop

#### Question 7: Do you have any site suggestions for housing?

- 3.1 Yes. This statement also proposes the allocation of land at The Heath, Glossop for residential development. The site is located adjacent to Wimberry Hill Farm, which Barratt Homes is also promoting for residential development through the emerging Local Plan Review.

#### Proposed allocation - Land at The Heath, Glossop

##### Site description

- 3.2 The site is located to the north of Glossop, off Woodhead Road and comprises approximately 1.1 hectares across 2 fields, separated by a private access track. The land slopes from north to south.
- 3.3 A title plan showing the extent of the site is provided at Appendix **EP1**. A road known as ‘The Heath’ runs to the north of the site, which is accessed from Cemetery Road.
- 3.4 The site is surrounded by predominantly residential areas to the north, south and west. Wimberry Hill Farm and its associated fields and Garden Centre are located directly to the west. As indicated above, Barratt Homes is also promoting Wimberry Hill Farm for residential development through the emerging Local Plan Review.
- 3.5 We understand that Tree Protection Order covers a very small portion of the western parcel. However, this could be accommodated within development, and it would not prevent development of the site.
- 3.6 The site is currently designated as open countryside. The site partially adjoins the existing settlement boundaries to the west, with some very minor separation as indicated on the below policy map extract.
- 3.7 The adjacent Taylor Wimpey development to the west (site reference G6 / Policy DS7 in the adopted Local Plan) is now complete.

##### Relevant planning history

- 3.8 The site was subject to an application for a “*Low-density complex of 13 no. luxury tourist lodges with associated reception building, access and landscaping*” (HPK/2021/0222).
- 3.9 The application was recommended for approval by the Council’s planning officers. The committee report noted at paragraph 8.87 that:



“Following amendments to the layout and detail of the proposed development, it is considered that it would be acceptable in terms of all material planning considerations (subject to some further details to be secured by condition), including in terms of impacts on residential amenity, highway safety, landscape character and the character of the local area, protected trees, ecology and biodiversity, and surface water management and flood risk.”

- 3.10 The Council resolved to refuse the application at a meeting of the Development Control Committee on 12 December 2022, contrary to the officer’s recommendation of approval. The single reason for refusal on the decision notice (dated 13 December 2022) was as follows:

“The proposed development would not protect the intrinsic character and distinctiveness of the countryside. It would be unduly prominent and have an adverse impact on the immediate and wider landscape. The proposed landscaping would be insufficient to adequately screen the proposed development from public vantage points and permanent structures would be visible from outside the site where the public have access contrary to policies, EQ2, EQ3, EQ6 and E7 of the adopted High Peak Local Plan 2016 and para 130 of the NPPF. The identified harm to the landscape and countryside would not be outweighed by the benefits of the scheme as set out in the report.”

- 3.11 In relation to this refusal, we do not comment on the specific merits of the planning application and the reasons why members decided to refuse the application contrary to the officer’s recommendation, but each proposal needs to be considered on its own merits. Barratt Homes is proposing this site for an allocation in the emerging Local Plan alongside Wimberry Hill Farm, which comprises previously developed land to the north-east of this site, in the context of a Local Plan Review which is likely to require the allocation of greenfield sites beyond the existing settlement boundaries.
- 3.12 Furthermore, the committee report concluded that the proposal was otherwise acceptable in terms of all technical impacts on residential amenity, highway safety, landscape character and the character of the local area, protected trees, ecology and biodiversity, and surface water management and flood risk. Whilst the proposal was for a tourism development rather than housing, this indicates that there is potential for an appropriately designed residential scheme to on the site to similarly be acceptable in terms of the relevant technical considerations.

### Proposed allocation

- 3.13 The site is proposed for residential development which could deliver an attractive mix of well-designed family homes, including affordable housing.



## Landscape

- 3.14 The site is well contained by existing development to the south and west, and Wimberry Hill Farm to the north-east. Alongside the allocation of the land at Wimberry Hill Farm, the site would comprise a logical extension of the existing settlement.
- 3.15 Any future proposal would be sensitively designed in order to contribute to the local landscape and sense of place. The existing screening available from both the residential developments to the north, south and east and heavy vegetation along Woodhead Road and Cemetery Road would mean that there would be minimal harm to public vantage points. Furthermore, the development would be seen in the context of the adjacent settlement.
- 3.16 It is therefore considered that the site would be an acceptable location for development and would not harm the local landscape subject to detailed proposals.

## Highways and accessibility

- 3.17 The site comprises a highly accessible location. In summary:
- The site is within an easy walk of a range of local services such as Duke of Norfolk Church of England Primary School and All Saints Catholic Primary School.
  - The site is within 2km of Glossop Town Centre, supermarkets, convenience stores, public houses and services such as dentists and doctors surgeries.
  - Glossop Train Station is a 1.2km walk away from the site and this provides a number of connections such as Manchester Piccadilly.
  - There are regular bus services within 700m of the site with services to Glossop Town Centre and beyond.
- 3.18 Vehicular access can be provided to the site through adjacent land at Wimberry Hill Farm.

## Ecology

- 3.19 A preliminary ecological appraisal was carried out by UES in 2019 in support of the application for holiday lodges (HPK/2021/0222). The Derbyshire Wildlife Trust did not object to the planning application, and ecology was not a reason for refusal.

## Trees

- 3.20 There are a number of trees located within the site. The impact of any future development on trees would need to be assessed. However, it is considered that a residential development could be delivered on site with minimal impact on trees or suitable mitigation measures in place.



### Floods risk and drainage

- 3.21 The site is within Flood Zone 1 and thus is at low risk of flooding and would be suitable for residential development. A suitable surface water scheme would be prepared to support development on the site should it be allocated.

### Land at the Heath, Glossop: Conclusions

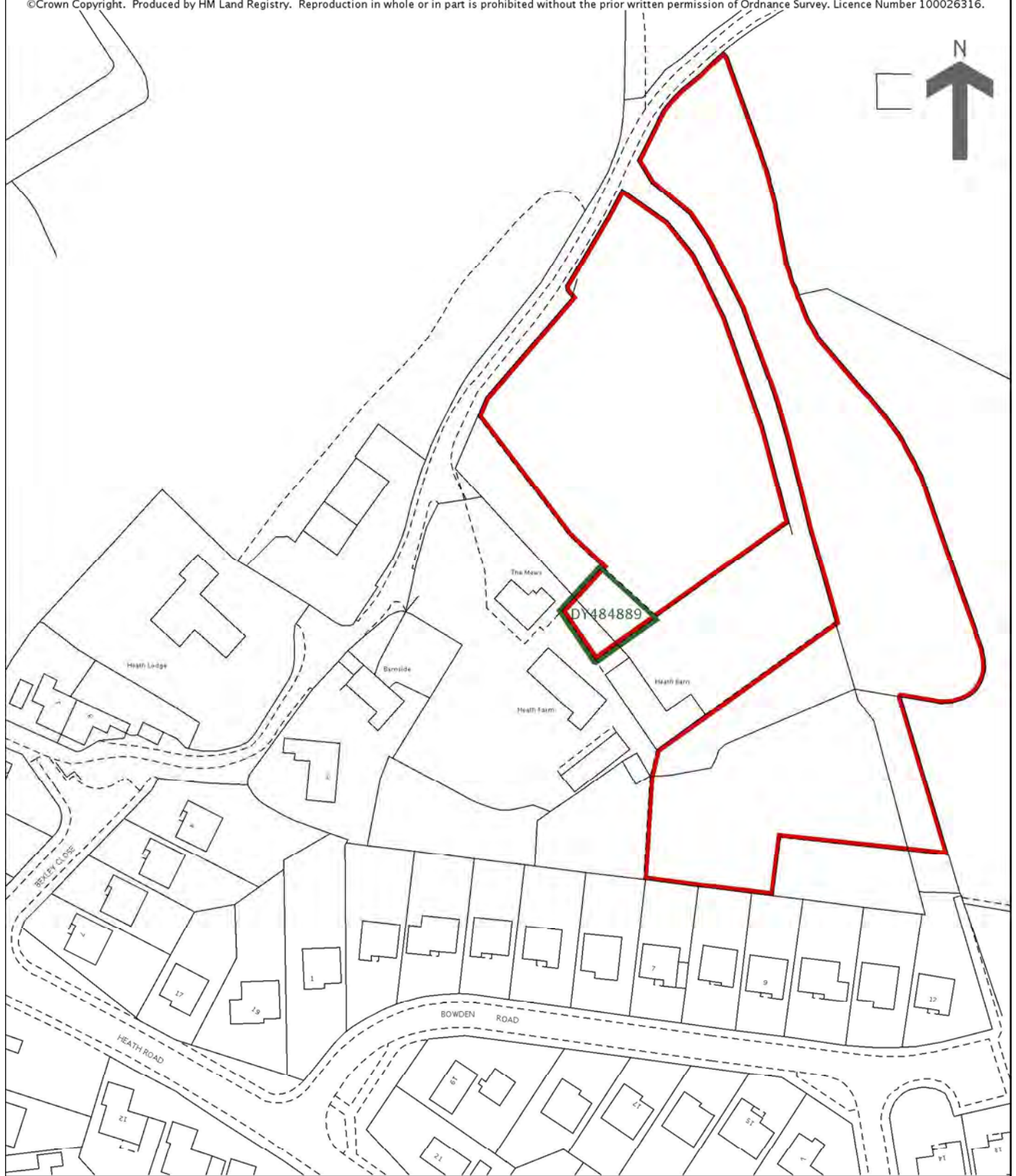
- 3.22 The site comprises a sustainable location adjacent to the urban area of Glossop. Its allocation would contribute to meeting the housing requirement that will be established through the Local Plan Review.
- 3.23 Initial review suggests that there are no constraints which would prevent the site from being developed. There were no technical reasons for refusal on planning application HPK/2021/0222.
- 3.24 Alongside Wimberry Hill Farm, the site would provide a logical extension to the existing settlement. We therefore propose that the site is allocated for housing in the Emerging Local Plan.

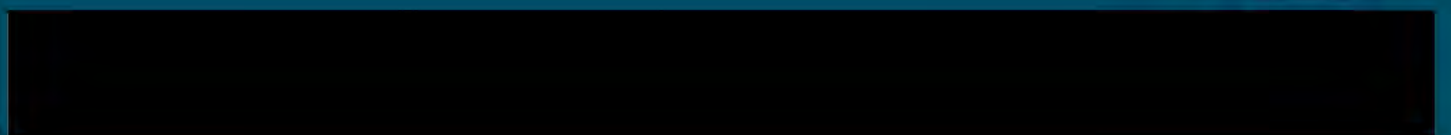


EP1



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## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

**Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title		█
Name		██████████
Job title (if applicable)		██████
Organisation (if applicable)	Barratt Homes	██████████
Address	C/O Agent	████████████████████ ████████████████████
Post code	C/O Agent	██████████
Telephone no.	C/O Agent	██████████
Email address	C/O Agent	████████████████████

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.



**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

Please refer to the strategic representations submitted on behalf of Barratt Homes.

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

Please refer to the enclosed representations.

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

Please refer to the enclosed representations.

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

Please refer to the enclosed representations.

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

Please refer to the enclosed representations.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

Please refer to the enclosed representations.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

Please refer to the representations submitted on behalf of Barratt Homes in respect of Wimberry Hill Farm, Glossop.

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

c/o Barratt Homes

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

*Yes*

No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Wimberry Hill Farm, The Heath, Cemetery Road, Glossop, SK13 7QE

**Site Area (hectares)**

3.89 ha

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Mixed use – garden centre, commercial, equestrian, storage

**Type of site e.g. greenfield, previously developed land/brownfield**

Greenfield and PDL

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Please see appendices to the representations.

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

110

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

*Site is owned by a developer*

*Site is under option to a developer*

*Enquiries received/ strong interest*

*Site is currently being marketed*

None

Not Known

**Comments on market interest**

N/A
-----

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*



## Utilities – comments

Please refer to the representations submitted on behalf of Barratt Homes in respect of Wimberry Hill Farm, Glossop.

## Constraints - Please tell us which of the following constraints are applicable to the site

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

Please refer to the representations submitted on behalf of Barratt Homes in respect of Wimberry Hill Farm, Glossop.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

- Immediately*
- Up to 5 years*
- 5 - 10 years*
- 10 – 15 years*
- Beyond 15 years*
- Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

Please refer to the representations submitted on behalf of Barratt Homes in respect of Wimberry Hill Farm, Glossop.

**Other Relevant Information – Please use the space below for additional information**

Please refer to the representations submitted on behalf of Barratt Homes in respect of Wimberry Hill Farm, Glossop.

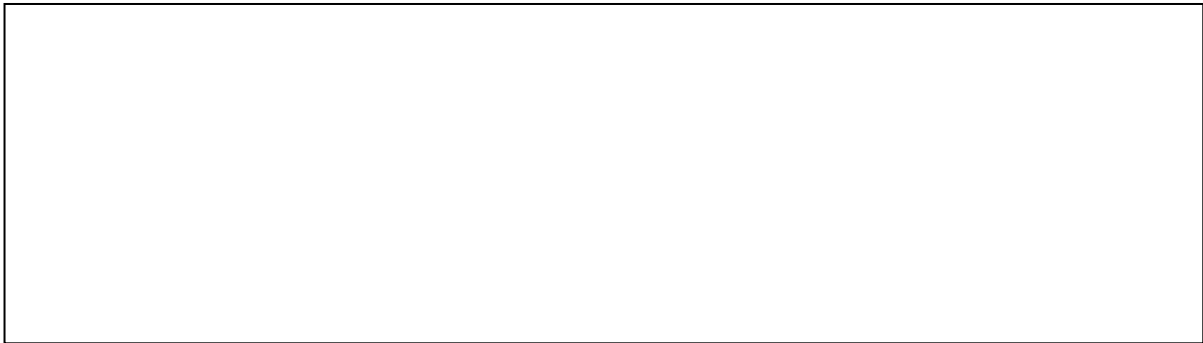
**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

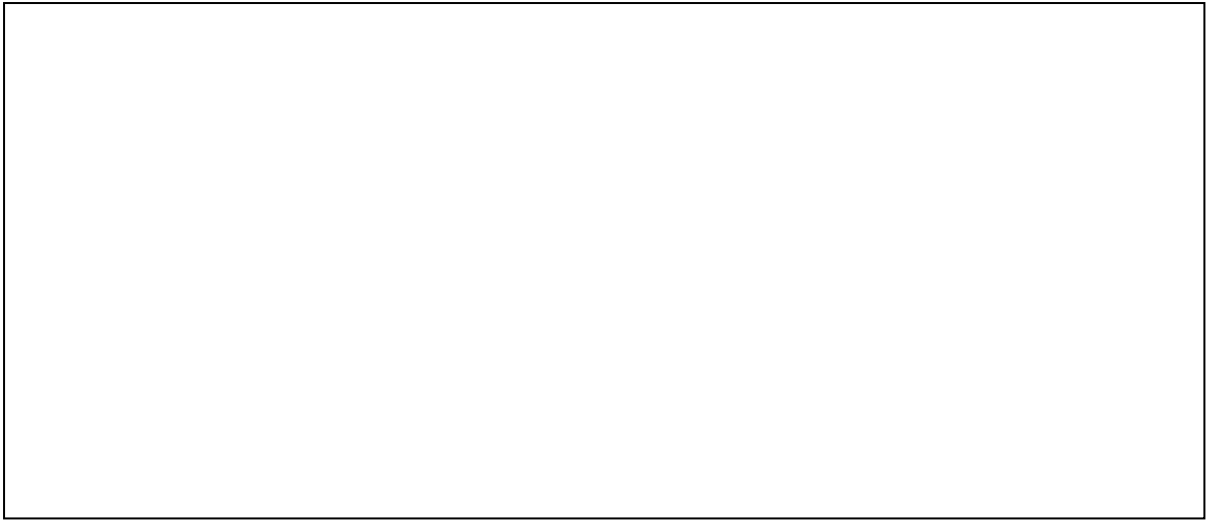
**Please provide a site plan clearly identifying the exact boundaries of the site.**



**Location - Is the site in reasonably close proximity to the community it serves?**



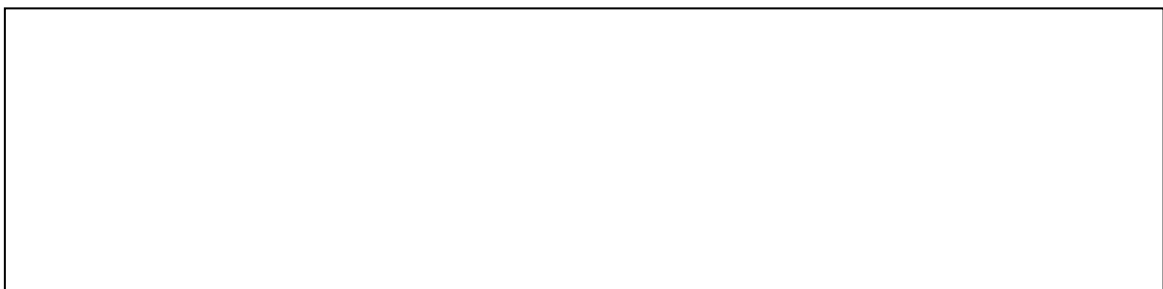
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*



**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature [REDACTED]

Date .....03 March 2023.....

Thank you for completing this response form.

# Wimberry Hill Farm, Glossop

Barratt Homes Manchester | 23-058

Strategic and Site Specific Representations  
Early Engagement Consultation - High Peak Local Plan Review

Project: 23-058  
Site Address: High Peak Local Plan Representations 2023  
Client: Barratt Homes Manchester  
Date: 03 March 2023  
Author: [REDACTED]  
Approved by: [REDACTED]

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# Appendices

- EP1.** Site location plan
- EP2.** Parameters masterplan
- EP3.** Landscape and Visual Overview Note
- EP4.** LVIA baseline, Arboriculture and Ecology Summary Note
- EP5.** Landscape Opportunities and Constraints Plan
- EP6.** Highways Technical Note
- EP7.** Heritage Advice Note



# 1. Introduction

- 1.1 Emery Planning is instructed by our client, Barratt Homes Manchester, to submit representations to the High Peak Local Plan Early Engagement Consultation 2023.
- 1.2 Barratt Homes has delivered over 500 homes in the High Peak in recent years across a number of sites, and is currently in the process of bringing forward and/or is delivering a number of key sites in the borough, namely:
  - South of Macclesfield Road, Whalley Bridge (Local Plan allocation DS16)
  - Land at Hogshaw, Buxton (Local Plan allocation DS17)
  - Land off Ashbourne Road and Foxlow Farm, Buxton (Local Plan allocation DS20)
  - Bridge Mills, Tintwistle (previously developed land)
- 1.3 Barratt Homes is therefore a key delivery partner for the Council.
- 1.4 The consultation document sets out a number of questions regarding how the strategy for High Peak should be planned over the plan period to 2041.
- 1.5 This Statement specifically responds to question 1 on strategic matters and question 7 on suggested housing sites, and proposing the allocation of land at Wimberry Hill Farm, Glossop.



## 2. Response to Questions

### Question 1 - Do you agree with the Council's initial view of the emerging issues identified from the new evidence? If not, why?

2.1 This response focuses on the issue of housing provision. The Early Engagement document confirms that the Local Housing Need for High Peak, calculated using the Government's standard method, is currently 260dpa. This figure is significantly lower than the requirement set out in the current Local Plan of 350dpa.

2.2 Paragraph 61 of the National Planning Policy Framework (the Framework) states:

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. (Our emphasis)

2.3 Paragraph 2a-010 of the PPG explains that the standard method is only the starting point and there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates. The PPG states:

The government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.

This will need to be assessed prior to, and separate from, considering how much of the overall need can be accommodated (and then translated into a housing requirement figure for the strategic policies in the plan). Circumstances where this may be appropriate include, but are not limited to situations where increases in housing need are likely to exceed past trends because of:

- growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);
- strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or
- an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;





There may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. Authorities are encouraged to make as much use as possible of previously developed or brownfield land, and therefore cities and urban centres, not only those subject to the cities and urban centres uplift may strive to plan for more home. Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests.

- 2.4 The examples given in the PPG for when local housing need could be exceeded are not exhaustive. The PPG also recognises at paragraph 2a-010 that the standard method does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. If the amount of housing growth is not sufficient to align with jobs growth, this will serve to constrain economic growth and place significant strain on the housing market due to the additional demand. It would also worsen affordability further if the jobs growth is not matched with sufficient housing growth. This was recognised in the Doncaster Local Plan, where LHN equated to 553 dpa but the plan requirement is 920 dpa. The Inspector’s report states at paragraph 56:

“The significant uplift is intended to allow additional people to live in the Borough to ensure a sufficient working population to take account of the number of additional jobs that the Plan aims to accommodate.”

- 2.5 Similarly, a higher figure than LHN has recently been adopted in the St Helens Local Plan. The Inspector’s report states at paragraph 54:

“The PPG also makes it clear that other circumstances might also justify a higher figure. In the case of St Helens, the 486 dpa is justified to correlate with the aspirations to achieve increased economic growth and jobs which are likely to lead to increased housing need and demand.”

- 2.6 Furthermore, chapter 6 of the Framework relates to building a strong competitive economy. Paragraph 81 of the Framework states planning policies and decision should help to create conditions in which businesses can invest expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business and the wider opportunities for development. Paragraph 82(c) of the Framework continues to state planning policies should:

c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment;

- 2.7 Therefore, to understand whether an alternative approach to the standard method is justified, it is critical that an appropriate level of jobs growth is identified. Only then can it be considered how many homes are required to support that growth.



- 2.8 The consultation document refers to the High Peak Housing and Economic Land Needs Assessment (September 2022) (HELNA) which considers the overall housing need, the need for different types of housing and employment land requirements up to 2041.
- 2.9 The HELNA acknowledges that the figure of 260dpa is only the starting the point. Paragraph 9.14 of the HELNA reflects the guidance provided within the PPG and states it is the intention of the government that the local housing need figure is minimum figure which does not attempt to predict future growth, the impact of changing Government policies, changing economic circumstances or other demographic behaviours.
- 2.10 The HELNA states the LHN figure of 260dpa is an appropriate figure moving forward if considering the baseline economic growth forecasts. However, this is not the case if a policy on approach is taken, i.e., if the level of housing growth is to align with the planned level of economic growth. Paragraph 14.18 of the HELNA states:
- If, however, HPBC decides to pursue a higher level of economic growth and allocates sufficient employment land to support this, in line with the Policy On Scenario for example, then it should also consider increasing the housing target accordingly. The standard methodology is appropriate for PDNPA in so far as it can be used, with other methodologies, to determine need arising within the National Park.
- 2.11 In this scenario a higher housing requirement of 336dpa is suggested as appropriate. To put this figure into perspective in the context of the national policy imperative to ‘significantly boost’ the supply of housing, 336dpa is still lower than the current housing requirement set out in the adopted Local Plan (350dpa).

### Affordable housing

- 2.12 Paragraph 2a-024 of the PPG states:

“The total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period.

The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.” (our emphasis)

- 2.13 Paragraph 67-001 also states:



“Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area, taking into account:

- the overall level of need identified using the standard method (and whether the evidence suggests that a higher level of need ought to be considered);
- the extent to which the overall housing need can be translated into a housing requirement figure for the plan period; and
- the anticipated deliverability of different forms of provision, having regard to viability.”

2.14 Therefore, the PPG is clear that an increase in the housing requirement can be considered if it is necessary to help address the identified level of affordable housing need. Such consideration ought to be given in High Peak given the scale of affordable housing need.

2.15 The HELNA confirms that the affordable housing need for the borough cannot be met by the standard method. Paragraph 14.26 states:

Total affordable needs are in the range between 228 and 270 affordable homes per annum 2021 to 2041. This is a significant proportion of the locally assessed need based on the standard method (260 dpa) of between 88% and 104%. (Our emphasis)

2.16 Turning to past delivery of affordable housing, there have been only 432 affordable homes completed during the period 2016/17 to 2021/22. This equates to 20% of the total housing completions over this period.

2.17 Therefore, there is no realistic prospect of meeting the identified need for affordable by simply adopting the minimum local housing need as the housing requirement. A substantial and serious shortfall will remain.

2.18 Providing a higher housing requirement, and a complementary supply of viable sites, would assist in the delivery of much needed affordable housing and addressing the identified need for affordable housing in the borough and this should be carefully considered by the council as they progress the Local Plan Review. Whilst there is little question that the shortfall cannot be met in full, there is clear justification for considering an increase to the overall housing requirement, in accordance with paragraph 2a-024 of the PPG.

### Past delivery

2.19 The Early Consultation document at Table 1 provides a summary of housing completions in the borough from 2011-2022. The table demonstrates the variability in housing completions over this period. It can be noted that:



- Following the adoption of the Local Plan in 2016, there was a clear trend of increased completions which is indicative of increasing market demand and a market which could support a housing requirement above that suggested by the standard method.
- For the period 2016/17 to 2021/22 (i.e., the period following the adoption of the Local Plan), total completions amount to 2,149 (358dpa). This figure is in excess of local housing need as determined by the standard method (260dpa) and the adopted housing requirement (350dpa).
- There was a marked decrease in delivery in 2020/21, however this was during the peak of the Covid-19 pandemic which may account for this figure. If the year 2020/21 is removed from the completion data for the last 6 years to account for COVID-19, the average for the period 2016/17 to 2021/22 increases to 380dpa.

2.20 We consider that the biggest constraint to the achievement of the housing requirement since the start of the plan period for the current Local Plan (2011) has been a lack of genuinely available, viable and deliverable sites. The sites that primarily delivered from 2016 onwards were those which came forward ahead of the plan, including those sites which were consented on appeal in the absence of an up-to-date plan. However, a number of the allocations in the current adopted plan have proven to have had trajectories that were over-optimistic within the context of the constraints present. The extent of windfall development anticipated in the Local Plans has also proven to be over-optimistic, and Policy H1 of the Local Plan has delivered very little in terms of windfall sites beyond the existing settlement boundaries. Furthermore, several sites have been subject to extremely lengthy planning application processes, with planning applications often taking more than 12 months before determination (and sometimes considerably longer).

2.21 Therefore, past delivery should not be used as a reason to constrain the housing requirement moving forward. The focus should be on significantly boosting housing supply and delivery. In practice, this means pursuing a requirement which at least maintains levels of recent delivery (i.e., at least 350dpa) and aligns with the planned level of economic growth (i.e., at least 336dpa).

### Housing land supply

2.22 In the consideration of the implications of the HELNA, the consultation document states the council may need to consider supply of housing land as part of the Local Plan process to ensure that there is sufficient suitable and available land to meet whatever the new housing requirement is in the new Local Plan over the plan period to 2041.

2.23 As with past delivery, the housing requirement should not be constrained by the existing housing land supply. If additional land is required, then the Local Plan should allocate sufficient sites to meet the



identified needs. Barratt Homes are proposing two sites for allocation through this process, which could contribute to meeting the future housing requirement in a sustainable way.

## Housing requirement: summary and conclusions

2.24 The circumstances in High Peak provide clear justification for the application of an alternative method to determine local housing need, in accordance with the Framework and paragraph 2a-010 the NPPG. These are as follows:

- The housing requirement in the adopted Local Plan (350dpa) is significantly higher than the minimum housing need figure produced by the standard method (260dpa).
- Significantly higher completion figures than the minimum housing need figure produced by the standard method have been achieved in the recent past, with completions since 2016 averaging 358dpa.
- The housing need associated with planned employment growth is likely to significantly exceed that set out in the standard method. The HELNA states that to align the housing requirement with the planned level of employment growth, the housing requirement would need to be 336dpa.

2.25 In addition, paragraph 2a-024 of the PPG states that an increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes. The affordable housing needs of High Peak cannot be met by the standard method, as acknowledged in the HELNA. Increasing the housing requirement would therefore help to deliver much needed affordable housing and would be entirely consistent with national guidance.

2.26 We therefore consider that the housing requirement should be a minimum of 350dpa. This figure would:

- Align with housing requirement in the adopted Local Plan, and would be reflective of completion levels achieved since the current Local Plan was adopted in 2016. Anything less than 350dpa would not represent a 'significant boost' to housing supply.
- Align the housing requirement with the planned level of economic growth.
- Ensure that the delivery of affordable housing does not collapse, in the context of the supply of affordable housing at present failing to meet affordable housing needs by some margin. Any decrease in the supply of affordable housing would represent a significant adverse impact.

2.27 In relation to affordable housing need, we consider that the scale of need remains so significant, that an increase in the requirement in excess of 350dpa should be considered. The Council should test options for up to 500dpa to understand what extent of the need can be met, and the availability of suitable sites to meet that need. Our client is promoting two such suitable sites through this consultation.



## 3. Proposed Allocation: Wimberry Hill Farm

### Question 7: Do you have any site suggestions for housing?

3.1 This statement proposes the allocation of Wimberry Hill Farm, Glossop for housing development. The site comprises, in part, previously developed land on the edge of Glossop.

#### Proposed allocation – Wimberry Hill Farm

##### Site description

3.2 The site is located to the north of Glossop, off Woodhead Road and comprises a mix of previously developed and greenfield land, across 3 distinct parcels which comprise the following:

1. A field and a number of structures used in association with a pony riding school known as 'Pony Patch', a large former agricultural building that is now used for B8 storage, and the main tarmac car park for users of the Wimberry Hill Garden Centre.
2. The Wimberry Hill Garden Centre, including a building that accommodates storage uses and a coffee shop. It also includes disused polytunnels and buildings to the rear of the Wimberry Hill Garden Centre, some of which were previously used for the hosting of weddings. The site is also used for open storage of building goods and materials as well as stables.
3. Greenfield land to the south.

3.3 A site location plan is provided at Appendix **EP1**.

3.4 In planning policy terms, most of the site is designated as open countryside. The northern-most part of the site is within the Green Belt. As discussed below, the Green Belt is proposed to be utilised as open space, landscaping and/or habitat creation.

3.5 In terms of the wider context:

- The adjacent Taylor Wimpey development to the west (site reference G6 / Policy DS7 in the adopted Local Plan) is now complete. That development benefits from little screening to its eastern boundary, and the proposed development at Wimberry Hill Farm offers an opportunity to address this.
- Glossop North End Juniors AFC is located to the north-west of the site. Planning permission has recently been granted for the redevelopment of existing sports facilities including new changing facilities/clubhouse and associated car parking, full-size artificial pitch, 2no. grass pitches and relocation of vehicular access (HPK/2019/0273). This development is currently under construction.



- Planning permission has been granted for a campsite, including a toilet & shower block and a car park on the northern side of Cemetery Road, to the north of the site (HPK/2019/0436). The siting of a touring caravan has also recently been permitted (HPK/2021/0684).

### Development plan history / context

- 3.6 By way of context to the promotion of this site, the North West Derbyshire Green Belt Local Plan (1990) established the Green Belt around Glossopdale. However, the Green Belt boundaries were drawn with a number of sites excluded from the Green Belt to provide flexibility for the Borough Council to determine future land uses in the area. These areas of land were designated as open countryside in subsequent Local Plans, although several (e.g., North Road, Glossop; Dinting Lane, Glossop & Simmondley Lane, Glossop have since been allocated and/or granted planning permission for development). Therefore, whilst the subject site is designated as countryside, it can be noted that it was excluded from the Green Belt to provide flexibility to meet future development needs. If these sites are not developed, then the only alternative around Glossopdale for meeting future development needs is to review the Green Belt.
- 3.7 Barratt Homes acquired an option on the site in 2015. At that time, the current Local Plan was already well advanced, with the plan submitted for examination in August 2014. Nevertheless, in January 2016 Barratt Homes made representations to the consultation on main modifications, proposing the site as an allocation for residential development and its inclusion within the built up area boundary. Given that a significant proportion of the site comprises previously developed land, including redundant structures, the site would have performed extremely well against the Council’s site selection and sustainability criteria, with other site allocations within Glossopdale being entirely greenfield. However, the proposal came simply too late for the site to be considered. The Inspector’s report commented on this proposal at paragraph 183, stating:

“A site at Wimberry Hill Garden Centre, Glossop was promoted in response to consultation on the main modifications, seeking its inclusion within the built up area boundary on the Proposals Map. There is no evidence that this has been subject to sustainability appraisal and the details provided are too limited for the LP to be regarded as unsound if it was not included.”

- 3.8 The site was previously promoted through the SHELAA Call for Sites in December 2017, with a further submission following a meeting in August 2018.

### Planning application history

- 3.9 A desk-top planning history search has revealed identified the following applications at the site:
- HPK/0003/2386 – Golf driving range with associated buildings and facilities – Refused 21 April 1993.



- HPK/0003/3284 – Erection of agricultural building – Approved 14 April 1994.
- HPK/0003/3285 – Golf driving range – Refused 14 April 1994.
- HPK/0003/3303 – Garden Centre, car park and alterations to access road – Refused 14 April 1994.
- HPK/0003/3550 – Garden Centre, car park and alterations to access road – Approved 27 June 1994.
- HPK/0003/3551 – Golf driving range – Approved 27 June 1994.
- HPK/0003/4170 – Change of use from agricultural to outdoor recreation and sporting use incorporating new buildings – Approved 1 March 1995.
- HPK/0003/0281 - The provision of a surface water sewer to serve the cemetery and bringing in of clean soil to level the fields, and rebuild to DPC the existing agricultural building – Approved 30 July 2004
- HPK/2009/0031 - Change Of Use Of Land To Be Used As Secure Storage Area For Contractors – Refused 28 April 2009
- HPK/2011/0039 - Change Of Use Of Part Of Garden Centre To Cafe/tearoom – Approved 18 March 2011

### Proposed allocation

- 3.10 The site is proposed as an allocation for residential development.
- 3.11 A parameters masterplan has been prepared by E-Scape, and a copy is provided at Appendix **EP2**. This indicates that 110 dwellings could be achieved within an appropriate landscape framework. However, the development areas / parameters / total number of dwellings can be matters of further discussion and negotiation, should the Council be minded to allocate the site.
- 3.12 We summarise the main considerations in relation to the proposed allocation of the site below.

### Use of previously developed land

- 3.13 As discussed above, much of the site comprises previously developed land, including redundant structures. National policy is very clear as to the use of previously developed land to meet development needs. Paragraph 119 of the Framework states:

“Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”

- 3.14 Paragraph 120(c) also states that planning policies and decisions should:





“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”

- 3.15 Therefore, the Local Plan must make as much use as possible of previously-developed sites, and substantial positive weight should be attributed to this factor for this site in the selection process.
- 3.16 In terms of the parts of the site that are greenfield, these largely sit between the site and the existing urban area and are surrounded by existing permanent build features. Overall, the development of the site for housing would comprise a very logical ‘rounding-off’ of the settlement.

### Landscape / ecology / trees

- 3.17 A Landscape & Visual Overview Note has been prepared by Tyler Grange. A copy is provided at Appendix **EP3**. This draws the following key conclusions:

- The site has a beneficial built-edge context that is strengthened by the adjacent Taylor Wimpey development and by the existing development to the south and south east. The overview concludes that the site would be capable of being developed through a carefully orchestrated plan, as reflected in the Parameters Masterplan.
- There is an opportunity for the proposed development to improve the visual amenity of the site by removing the range of building types, including the associated signage and paraphernalia which exists within the site currently, and replacing this with a high-quality development set within a strong landscape framework.
- The site has the potential to fulfil all current landscape policy requirements through the reinforcement of Green Infrastructure and Public Open Space; the introduction of appropriate and traditional built form themes; the protection of the existing Green Belt on land at the north of the site (which will not be developed); and the retention and strengthening of the on-site vegetation (particularly the existing boundary vegetation) where possible.

- 3.18 Therefore, the allocation of the site is suitable in landscape terms, and its development would not undermine the character and appearance of the wider landscape setting. there is an opportunity to improve the visual amenity of the site by removing the existing garden centre (including redundant structures) and replacing it with a high-quality residential development.

- 3.19 Tyler Grange have also produced an LVIA Baseline, Arboriculture and Ecology Summary Note (Tyler Grange). A copy is provided at Appendix **EP4**. The LVIA baseline sets out the current landscape baseline and the sensitivities, visual context and characteristics of the site and local area to steer the emerging scheme layout. Through this work, a Landscape Opportunities and Constraints Plan has been prepared to inform the development parameters. A copy is provided at Appendix **EP5**.



## Ecology

- 3.20 An Ecological Summary Note is included within the Tyler Grange report at Appendix **EP4**. This confirms that a number of ecological surveys have been undertaken to date and have concluded that no habitats of significant importance are present within the site. The surveys also confirmed low bat activity across the site and the likely absence of GCN and reptiles. There is however a widespread presence of invasive species. The proposed development would secure the removal of any invasive species, which is a benefit of development.
- 3.21 The site is approximately 1.7km away from the Peak District Moors Special Protection Area and further assessments of potential impacts and any necessary mitigation measures will need to be carried out and agreed as part of any future proposals. This can be secured via a suitably worded policy as part of the allocation of the site and/or through the planning application process.

## Trees

- 3.22 An Arboricultural Baseline Summary was prepared in 2020 and forms part of the Tyler Grange report at Appendix **EP4**. This demonstrates that an acceptable development can be achieved in arboricultural terms, and a network of green and blue linkages can be maintained throughout the site.

## Highways and accessibility

- 3.23 A Technical Highways Note has been prepared by SCP Transport. A copy is provided at Appendix **EP6**. The key findings can be summarised as follows:
- The site is within an easy walk of a range of local services such as Duke of Norfolk Church of England Primary School and All Saints Catholic Primary School.
  - The site is within 2km of Glossop Town Centre, supermarkets, convenience stores, public houses and services such as dentists and doctors surgeries.
  - Glossop Train Station is a 1.2km walk away from the site and this provides a number of connections such as Manchester Piccadilly.
  - There are regular bus services within 700m of the site with services to Glossop Town Centre and beyond.
  - The site is locationally sustainable for new housing development.
  - The redevelopment of the site for housing (assessed on the basis of 110 dwellings) would not have a material impact on the road network and suitable access can be provided to the site.
- 3.24 The site therefore comprises a highly accessible location, located on the edge of the existing urban area and within a short walking distance of Glossop town centre, local schools and other services and amenities.



## Heritage

3.25 A Heritage Advice Note has been prepared by Turley Heritage. A copy is provided at Appendix EP7. The assessment identifies three heritage assets that had the potential to be affected by development of the site:

- Laneside Farm (Grade II Listed Building) – designated on 22 May 2000;
- Old Glossop Conservation Area – designated in 1970 and extended in 1994; and
- Mouselow Castle (Scheduled Monument) – designated on 4 February 1994.

3.26 The note concludes that the proposed development would cause no harm to the setting or significance of designated heritage assets. Therefore, there are no heritage constraints which would prevent the site being allocated or developed.

## Provision of open space / outdoor sports facilities

3.27 Barratt controls the land to the north of the site which falls within the Green Belt. This land could comprise public open space or landscaping as part of a comprehensive redevelopment of the site.

3.28 In addition, our client has previously had discussions with the football club to the north of the site regarding land shown on the aerial below (hatched yellow) as part any potential future scheme:



- 3.29 This land is located within the Green Belt. The football club is seeking additional land to increase one of their pitches to full size, which this land could facilitate.
- 3.30 Whilst the provision of this land as open space is not considered necessary to make the proposed allocation acceptable, if the land is needed for sports facilities, our client would be willing to provide the land alongside the development of the land promoted for housing. This could provide a significant local community benefit.

#### Residential amenity

- 3.31 Existing houses adjoin the site to the south and west. The parameters masterplan at Appendix **EP2** demonstrates that 110 dwellings can be achieved with substantial areas of open space, which would provide suitable interface distances between the proposed development and existing houses.

#### Local infrastructure

- 3.32 Where necessary, local infrastructure such as education and healthcare provision can be considered through the Local Plan process and can be secured through policies and through the planning application process.

#### Deliverability

- 3.33 This site is within single ownership under the control of Barratt Homes. As set out in the introduction of this document, Barratt Homes is a key delivery partner for the Council that has delivered approximately 500 homes in High Peak in recent years. They consider that the site is deliverable and would be subject to significant market demand.
- 3.34 Were the site to be allocated / granted planning permission, there are no known constraints that may prevent the site from coming forward for housing within the next 5 years.



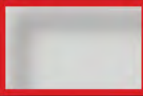
## Wimberry Hill Farm, Glossop: Summary and conclusions

- 3.35 The site comprises a mix of previously developed and greenfield land in a sustainable location adjacent to the urban area of Glossop.
- 3.36 In accordance with national policy, the Local Plan must make as much use as possible of previously-developed sites, and substantial positive weight should be attributed to this factor for this site in the selection process.
- 3.37 In terms of the parts of the site that are greenfield, these largely sit between the site and the existing urban area and are surrounded by existing permanent build features. Overall, the development of the site for housing would comprise a very logical 'rounding-off' of the settlement.
- 3.38 Preliminary work has been undertaken in relation to landscape, ecology, trees, highways and heritage. This work demonstrates that there are no constraints which would prevent the site from being developed. Furthermore, a number of benefits could be delivered as part of future proposals, including the potential provision of open space to the north of the site.
- 3.39 The site is deliverable, and its allocation would contribute to meeting the housing requirement that will be established through the Local Plan Review.



EP1

Key

 Site Boundary




Cemetery Road

The Heath

Woodhead Road

Kingsmoor Fields

 n\*ORTH

0m 10m 20m 30m 40m 50m 60m

Scale 1:1,250 (@ A3)

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**e\*SCAPE**  
urbanists

Project Title  
Wimberry Hill Farm, Glossop

e\*SCAPE Job No.  
018-024

Client  
Barratt Homes

Drawing Number      Revision  
018-024-P001      REV -

Drawing Title  
Site Boundary Plan

Scale      Date  
1:1,250 @ A3      Sept' 18

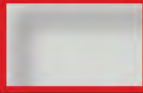
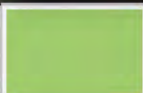
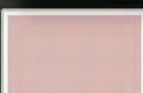







EP2



**Accommodation Schedule:**

Gross Site Area: 3.89 hectares  
 Net Developable: 2.03 hectares  
 Green Infrastructure: 1.86 hectares  
 Number of Homes: 110 homes  
 Average net density: 54 units/ha  
 Average gross density: 28 units/ha

**Key**

-  Site Boundary
-  Green Infrastructure Network
-  Development Parcels
-  Existing Trees
-  Existing Public Rights of Way
-  Proposed Trees & Hedgerows
-  Proposed Footpath Network
-  Main Streets
-  Lanes
-  Shared Drives



**Parcel 1**  
 0.60ha  
 27 units  
 (@ 45 units/ha)

**Parcel 2**  
 0.76ha  
 46 units  
 (@ 60 units/ha)

**Parcel 3**  
 0.67ha  
 37 units  
 (@ 55 units/ha)

**e\*SCAPE**  
 urbanists  
 Project Title  
 Wimberry Hill Farm, Glossop  
 e\*SCAPE Job No.  
 015-024  
 Client  
 Barratt Homes  
 Drawing Number  
 018-24-P003  
 Drawing Title  
 Parameters Masterplan  
 Scale  
 1:1,250 @ A3  
 Revision  
 REV -  
 Date  
 Sept' 18

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 Scale 1:1,250 (@ A3)  
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EP3

# Wimberry Hill Farm, Woodhead Road, Glossop

## 10355\_R01c\_Landscape & Visual Overview

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### 1.0 Introduction

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- 1.1. This overview note has been compiled by Tyler Grange LLP (TG) on behalf of Barratt Homes, in response to desktop analysis and preliminary fieldwork undertaken in April 2015 and updated in August 2018, in order to consider the feasibility of development of the site. It is to be read alongside **Plan 1: Landscape Analysis: Wider Context (10355/P07a)**, **Plan 2: Landscape Analysis: Immediate Context (10355/P08a)**, **Plan 3 Development Principles (10355/P09b)** and **Photoviewpoints 1-7 (10355/P06a)**.
- 1.2. The work does not constitute a full Landscape and Visual Appraisal (LVA) or a full Landscape and Visual Impact Assessment (LVIA). It is intended to accompany the representations for the site as part of the Strategic Housing and Employment Land Availability Assessment (SHELAA).

### 2.0 Site Context

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- 2.1. Glossop is a market town in Derbyshire, England and lies at the foot of the Peak District National Park. It is located approximately 24km to the east of the city of Manchester and 39km to the west of the city of Sheffield.
- 2.2. The site itself is located adjacent to the north eastern settlement edge of Glossop and is centred on OS grid reference SK 03607 95236. It is comprised of a mixture of pasture fields/paddocks, scattered commercial and residential development. It is traversed by a road (named The Heath) as well as a public footpath.
- 2.3. To the north of the site there are recreational playing fields, agricultural land and Glossop Cemetery; to the west there is recent development, development under construction (Taylor Wimpey) and a reservoir; to the south sits residential development and to east lies scattered commercial development, Woodhouse Road, farmland and a farmstead (Laneside Farm).
- 2.4. The recently completed Taylor Wimpey development and ongoing phased construction to the west of the site is for 150 residential dwellings, (planning application references HPK/2013/0327 and HPK/2015/0120). This provides a relevant residential context to the site.
- 2.5. The site itself contains a mixture of land uses, consisting of commercial development (including a garden centre and other commercial development), residential dwellings, horse grazing, pastoral farmland, a local road, private drives and a public footpath. There are a range of building styles, enclosures, other paraphernalia, signage and hardstanding within the site. It already has urban fringe characteristics, due to its location at the north eastern periphery of Glossop, the adjacent Taylor Wimpey development and its mixture of urban and rural land-uses.



- 2.6. Topographically, the site is situated on the upper sections of the valley slopes near the foothills of the Peak District National Park and to the north east of the settlement of Glossop. It slopes roughly from north to south, from approximately 240m Above Ordnance Datum (AOD) to 220m AOD. To the north, the land rises to an established ridgeline located near to the entrance of the nearby Glossop Cemetery; however, in all other directions (south, west and east) the land slopes steeply away. The northern section of the site (to the north of The Heath) is located furthest up the valley side.

### 3.0 Planning Context

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#### Local Adopted Development Plan

- 3.1. The site falls within the administrative borough of High Peak Borough Local Council and is covered by the High Peak Adopted Local Plan (dated April 2016).
- 3.2. As shown on **Plans 1 & 2** the site is located beyond, but adjacent to, the existing 'Built-up Area Boundary' and is located within land designated as 'Green Belt' and 'Countryside'. It will therefore be subject to spatial planning policies EQ2, EQ3, EQ4 and H1.
- 3.3. Due to its scale and location, the site is subject to a number of local planning policies relating to landscape character and visual amenity, which will need to be considered as part of any emerging development proposals. These include:
- Policy EQ2: Landscape Character
  - Policy EQ3: Rural Development
  - Policy EQ4: Green Belt Development
  - Policy EQ6: Design and Place Making
  - Policy EQ7: Built and Historic Environment
  - Policy EQ8: Green Infrastructure
  - Policy EQ9: Trees, woodland and hedgerows
  - Policy CF4: Open Space, Sports and Recreation Facilities
  - Policy H1: Location of Housing Development
- 3.4. To comply with these relevant local policies in landscape and visual terms, future development proposals will need to:
- Be informed by and be sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and ensure that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park (Policy EQ2);
  - Be strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park (Policy EQ3);
  - Ensure proposed built development is kept outside of the Green Belt boundary in order to maintain its openness and permanence (Policy EQ4);
  - Be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place (Policy EQ6);
  - Contribute positively to the character of the built and historic environment (Policy EQ7);



- Not have a detrimental effect on the amount or function of existing Green Infrastructure unless replacement provision is made that is considered to be of equal or greater value than that lost through development and should contribute towards the creation of new Green Infrastructure (Policy EQ8);
- Protect existing trees, woodlands and hedgerows and provide new tree planting and soft landscaping (Policy EQ9); and
- Provide or contribute towards public open space and sports facilities in line with the High Peak local open space and recreation provision standards (Policy CF4).

3.5. In addition to the above policies, Policy H1 states that the Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in the 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;
- The development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside;
- 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.

#### **Supplementary Planning Documents/Evidence Base**

3.6. In addition to the above policies the following Supplementary Planning Documents (SPD) and Evidence Base Documents also need to be taken into consideration:

- High Peak Design Guide SPD (adopted 20 February 2018)
- Landscape Impact Assessment (January 2014)
- Glossop Design and Place Making Strategy (December 2011)
- Landscape Character SPD (adopted March 2006)
- Residential Design SPD (adopted December 2005).

3.7. Other relevant evidence base considerations are set out below:

#### **Public Rights of Ways (PRoWs)**

3.8. A number of public footpaths traverse or adjoin the site at the western and southern boundaries (see **Plan 2**), including:

- Public footpath Glossop FP 110
- Public footpath Glossop FP 109
- Public footpath Glossop FP 178

3.9. To the east lies the Peak District National Park; which, as shown on **Plan 1**, is publicly accessible (Open Access Land).



### **Tree Preservation Orders (TPOs)**

- 3.10. The site abuts a group of mature trees that form part of a Tree Preservation Order (TPO 61/A8 Trees and Woodland at Glossop) and also lies adjacent to two other TPO groups, which are located adjacent to the west and south-east of the site.
- 3.11. Development proposals will have to ensure that these nearby TPOs are retained and incorporated within a carefully considered development scheme. Development will need to be sensitively positioned, so as not to cause significant harm to the visual amenity and overall health of these trees.
- 3.12. An arboricultural survey will be required as part of a planning application.

## **4.0 Landscape Character Context**

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### **National Character**

- 4.1. At a national level the site lies within the 'Manchester Pennine Fringe' Character Area (National Character Area 54). However, NCAs cover broad regional areas and descriptions are unlikely to be representative of the site. The local landscape character context is therefore more applicable, as summarised below.

### **County Character**

- 4.2. At a County level, the site is covered by Derbyshire County Council's 'The Landscape Character of Derbyshire' (4th Edition, 2014). This assessment classifies the landscape into 10 regional Landscape Character Areas (LCA) (based on National Character Areas), which are further subdivided into 39 Landscape Character Types (LCT).
- 4.3. For the purpose of 'The Landscape Character of Derbyshire' (4th edition, 2014) the site is identified within the 'Dark Peak' Landscape Character Area (Area 51); and, more specifically, the 'Settled Valley Pastures' LCT.
- 4.4. The key characteristics of the 'Settled Valley Pastures' LCT are stated below:
  - *"Moderate to steep lower valley slopes dissected by stream valleys*
  - *Poorly draining solid over Carboniferous shale and sandstone*
  - *Pastoral farming with extensive improved pasture*
  - *Bracken in some road verges and rushes associated with damp hollows*
  - *Wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and tree groups around settlement and farmsteads*
  - *Small irregular fields enclosed by mixed species hedgerows and occasional dry-stone walls*
  - *Networks of winding lanes with irregular verges, sometimes sunken on steeper slopes*
  - *Settled landscape of small nucleated settlements and scattered stone farmsteads with stone slate roofs*
  - *Stone terraced housing on lower slopes associated with historic mills*
  - *Enclosed landscape with views filtered by trees"*



- 4.5. A number of these characteristics are present within the site and its immediate surroundings, notably the: moderate to steep lower valley slopes; extensive improved pasture; wooded character (through scattered hedgerow trees and tree groups); small irregular fields; nucleated settlement and scattered stone farmsteads; stone terrace housing; and, enclosed landscape with views filtered by trees.
- 4.6. The site does not contain any particularly notable, rare or unique features, which is important to understand when considering the potential impacts of the proposed development in the wider landscape context. Furthermore, the character of the site itself is already influenced by urbanising elements, including commercial development, residential fringe development (including the new Taylor Wimpey development still under construction), hardstanding and vehicular routes.
- 4.7. The document also defines a number of planting and management guidelines. Those relevant to the site can be summarised as:
  - The introduction of small-scale woodland planting;
  - The use of indigenous tree and shrub species (including large, long lived species);
  - The management and enhancement of hedgerow trees; and
  - The conservation and management of mature / veteran trees within hedgerows.

#### **Local Character**

- 4.8. At a local level, the site is covered by two landscape assessments: High Peak Borough Council's Landscape Character SPD (2006) and Wardell Armstrong's High Peak Landscape Impact Assessment (2014).
- 4.9. High Peak Borough Council's 'Landscape Character SPD' (2006) is based on previous editions of 'The Landscape Character of Derbyshire', published Derbyshire County Council, and uses the same LCAs and LCTs as the updated version (2014). As part of this assessment, the site is identified within the 'Settled Valley Pastures' LCT and its key characteristics match those described as part of The Landscape Character of Derbyshire (4th edition, 2014) (see above).
- 4.10. This assessment differs from 'The Landscape Character of Derbyshire' (4th edition, 2014) in terms of landscape guidance, making a number of additional recommendations regarding development and habitat creation. In order to comply with the relevant landscape guidelines, the proposed site development will need to:
  - Ensure development is contained by low, gritstone, drystone walls;
  - Consider the impact of hardstanding and other surfaces – in terms of colour, brightness, reflectivity of the surface and how it would appear from distance;
  - Create and enhance wildlife habitats (ancient and semi-natural broad leaved woodland, wet woodland, veteran trees, ancient and species rich hedgerows, rush pasture, reedbeds, neutral grassland, standing open water, and rivers and streams);
  - Consider the rural landscape character when developing at the urban rural edge;
  - Introduce small groups of amenity trees;
  - Guarantee development follows the distinctive traditional form, with plain / broad elevations (doors and windows recessed into walls), steep pitched roofs and minimal detailing;
  - Ensure new development matches the materials, colours and textures of the local traditional buildings;



- Conserve and manage mature / veteran trees within hedgerows;
  - Support small-medium scale woodland planting;
  - Utilise indigenous tree and shrub species, including a proportion of large, long lived species; and
  - Ensure the management and enhancement of hedgerow trees – through selection and natural regeneration, or by planting.
- 4.11. The document also makes reference to particular planting mixes (woodland and hedgerows) that are representative of the 'Settled Valley Pastures' LCT. Future site promotion will need to support the use of these mixes, as part of a future planning application.
- 4.12. The Landscape Impact Assessment (LIA), undertaken by Wardell Armstrong in January 2014, looked at the landscape impacts of potential sites identified in the Local Plan Preferred Options and assessed the suitability of land at the edge of settlements in landscape terms.
- 4.13. The site itself is located within land considered an 'Area of search – which could not accommodate development in landscape terms'. These are sites that were considered as part of the assessment but which *“could not accommodate development without significant harm on visual amenity, landscape character and the purpose of the Green Belt and National Park”*.
- 4.14. The assessment states that the site, along with other land to the north of Glossop, is considered unsuitable for development because it is *“elevated with high visual prominence”* and proposed development *“could impact on the setting of the National Park”*.
- 4.15. However, the LIA was produced in 2014 (before the adjacent Taylor Wimpey application was consented and before the current Local Plan was adopted) and was undertaken at a high level without the consideration of detailed mitigation at any finer grain. Paragraph 6.1.20 of the LIA already acknowledges that the assessment of land within the Areas of Search was undertaken at a strategic level and that there will be variations in the level of landscape impacts for those areas identified as being unsuitable for development when considered at a more detailed level. This Landscape and Visual Overview report takes the analysis to a finer level in relation to this site and provides recommendations in section 6 below that consider measures to ensure that development delivers a good landscape and visual fit.
- 4.16. It is also of note that a number of sites identified as being within an 'Area of Search that could not accommodate development in landscape terms' have either been identified in the adopted Local Plan or granted planning permission.
- 4.17. The adjacent Taylor Wimpey scheme was identified within this assessment as a “preferred option site with significant landscape impacts” and has since been granted planning permission and is in its final stage of construction.

## 5.0 Visual Circumstances

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- 5.1. Visually, the northern section of the site is more exposed than the other sections of the site. The southern portion is more concealed because of the sloping topography, nearby and on-site vegetation and surrounding built form. In terms of a future development proposal, the southern sections have a greater capacity to absorb proposed development.





- 5.2. The current visual baseline of the site itself contains the existing range of buildings. In the immediate environs lies the new and almost complete Taylor Wimpey development and other buildings in the vicinity of the B6105. The visual baseline therefore includes an existing built context.
- 5.3. The approximate extent of the visual envelope (VE) is set out below:
- **To the north** – The site is partially visible from the surrounding agricultural land, nearby Glossop Cemetery, the adjacent playing fields and sections of Cemetery and Woodhead Roads. The visual envelope extends all the way up to an established ridgeline located near to the entrance of the Glossop Cemetery. Further visibility to the north is largely limited by this ridgeline; however, while the site lies within views, it is barely discernible in long-distance views from elevated areas of the Peaks located to the north-west of the site. It forms only a very small component of the wider panorama within these long-distance views being heavily filtered by the adjacent vegetation and within the context of the adjacent Taylor Wimpey scheme (see **Photoviewpoint 7**).
  - **To the west** – The recent Taylor Wimpey development located immediately to the west of the site restricts views from the west. Views are available from the adjacent public footpath (see **Photoviewpoint 2**), located to the south-west along the site's boundary. In longer-distance views (from the elevated land at Castlehill Wood, see **Photoviewpoint 6**) existing built form within the site is visible however the majority of the site is screened from view by the intervening Taylor Wimpey development and vegetation. Due to intervening built form and vegetation, there is no inter-visibility with the nearby Grade II listed registered park and garden (Howard Park) or the Scheduled Ancient Monument located upon Castlehill Wood (Ringwork in Castlehill Wood).
  - **To the south** – The presence of the existing settlement edge directly to the south of the site, the mature TPO'd trees to the south-east and the sloping topography (from north to south) means that site inter-visibility is largely confined to the site and its immediate surroundings (see **Photoviewpoint 3**). Nevertheless, the adjoining and nearby residential development sites have direct upper storey and partially obscured lower storey views of the site.
  - **To the east** – Immediate visibility is mostly contained by scattered built form and mature vegetation off Woodhead Road; however, a portion of the site is visible from a short section of Cemetery Road and Woodhead Road (see **Photoviewpoint 4**). Further to the east, middle-distance views are limited by the steeply sloping topography located directly to the east of Woodhead Road. Heavily filtered views of the rooftops of the proposed development within the site may be possible from the north-western edge of the Old Glossop Conservation Area (see **Photoviewpoint 5**) however this would be in the context of the existing vegetation and intervening built form and the development would be barely discernible. The site is therefore barely noticeable from the Glossop Conservation Area.

## 6.0 Landscape Opportunities and Constraints (Development Principles)

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- 6.1. In response to the desktop studies and fieldwork undertaken to date, a series of landscape themes have emerged, which could be used as guidance to inform the appropriate development of the site. These principles are illustrated on **Plan 3** and include:
- The current visual baseline of the site itself contains the existing range of buildings on site and vegetation, adjoined to the west by the new and almost complete Taylor Wimpey

development and adjoined to the east by the B6105 and existing development. There are opportunities to improve the visual amenity of the site by removing the range of buildings and associated signage and other paraphernalia and replacing this with high quality development set within a strong and managed landscape framework;

- The retention of the existing PRoW network, which adjoin and traverse the western and southern site boundaries, and the incorporation of these existing routes into a new Green Infrastructure network;
- The careful retention and management of the on-site and adjoining mature / veteran trees (especially those with Tree Preservation Orders);
- The retention, strengthening and management of the existing site boundary vegetation, particularly along the northern, western and eastern boundaries;
- The inclusion of POS to the north of the site to ensure that development doesn't adversely impact the visual amenity of the nearby Cemetery and adjoining playing fields and, to guarantee that the existing Green Belt designation is protected from development;
- The creation of new Green Infrastructure links on a north-south axis (incorporating the existing on-site public footpaths and on-site vegetation);
- The introduction of indigenous tree and shrub planting, including small scale woodland planting / small groups of amenity trees; and, the replacement of any tree loss;
- Management and enhancement of existing hedgerows and hedgerow trees through natural regeneration and new planting (native species only);
- The introduction of built form which follows the distinctive traditional form of the local landscape character and nearby settlement of Glossop (plain, broad elevations, steep pitched roofs, two-storey development and minimal detailing);
- The introduction of characteristic materials, colours and textures, which are representative of the surrounding settlement and rural landscape (e.g. low, gritstone, drystone walls, stone facades & black slate roofs);
- The appropriate location of proposed development in relation to the adjoining residential plots and the strengthening of intermediary boundary planting.

## 7.0 Conclusions

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- 7.1. As set out above, the site has a beneficial built-edge context that is strengthened by the adjacent Taylor Wimpey development and by the existing development to the south and south east. The site itself is one that contains commercial buildings and other paraphernalia. This overview concludes that the site would be capable of being developed through a carefully orchestrated plan (as shown on **Plan 3**) and would not be seen as an incongruous feature within the landscape.
- 7.2. There is an opportunity for the proposed development to improve the visual amenity of the site by removing the range of built form and other items from it and replacing this with a carefully designed high-quality development set within a strong landscape framework. The delivery of such an enhanced framework would improve the baseline situation and provide landscape, visual and biodiversity benefits that would be maintained through a long – term landscape management plan.
- 7.3. The site therefore, has the potential to fulfil the SPD and policy requirements through the reinforcement of Green Infrastructure and Public Open Space provision; the introduction of appropriate and traditional built form themes; the protection of the existing Green Belt on land at the north of the site (which will not be developed); and, the retention and strengthening of the on-site vegetation (particularly the existing boundary vegetation) where possible.



## 8.0 Plans

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10355/P07a: Plan 1: Landscape Analysis: Wider Context

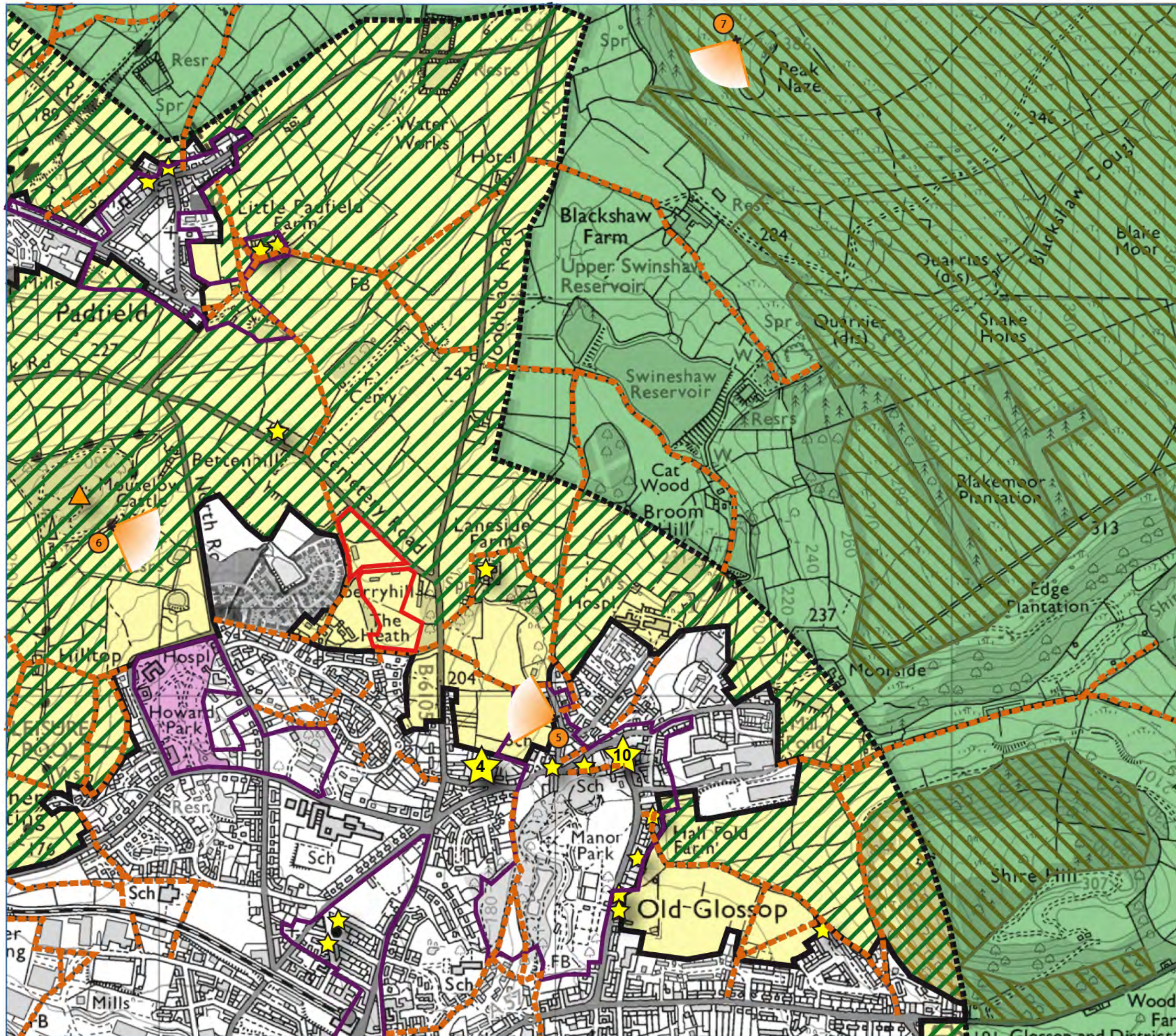
10355/P08a: Plan 2: Landscape Analysis: Immediate Context














10355/P09b: Plan 3: Development Principles

10355/P06a: Photoviewpoints 1 - 7

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-  Boundary
-  Local Plan Boundary
-  Peak District National Park
-  Built-Up Area Boundary
-  Countryside
-  Green Belt
-  Listed Buildings
-  Scheduled Ancient Monuments
-  Conservation Areas
-  Howard Park Registered Park and Garden
-  Public Rights of Way
-  Open Access Land
-  Photoviewpoint Locations

Note: Data plotted from the High Peak Local Plan Interactive Map and Magic Map by DEFRA.



Project Wimberly Hill Farm, Woodhead Road, Glossop

Drawing Title **Plan 1: Landscape Analysis - Wider Context**

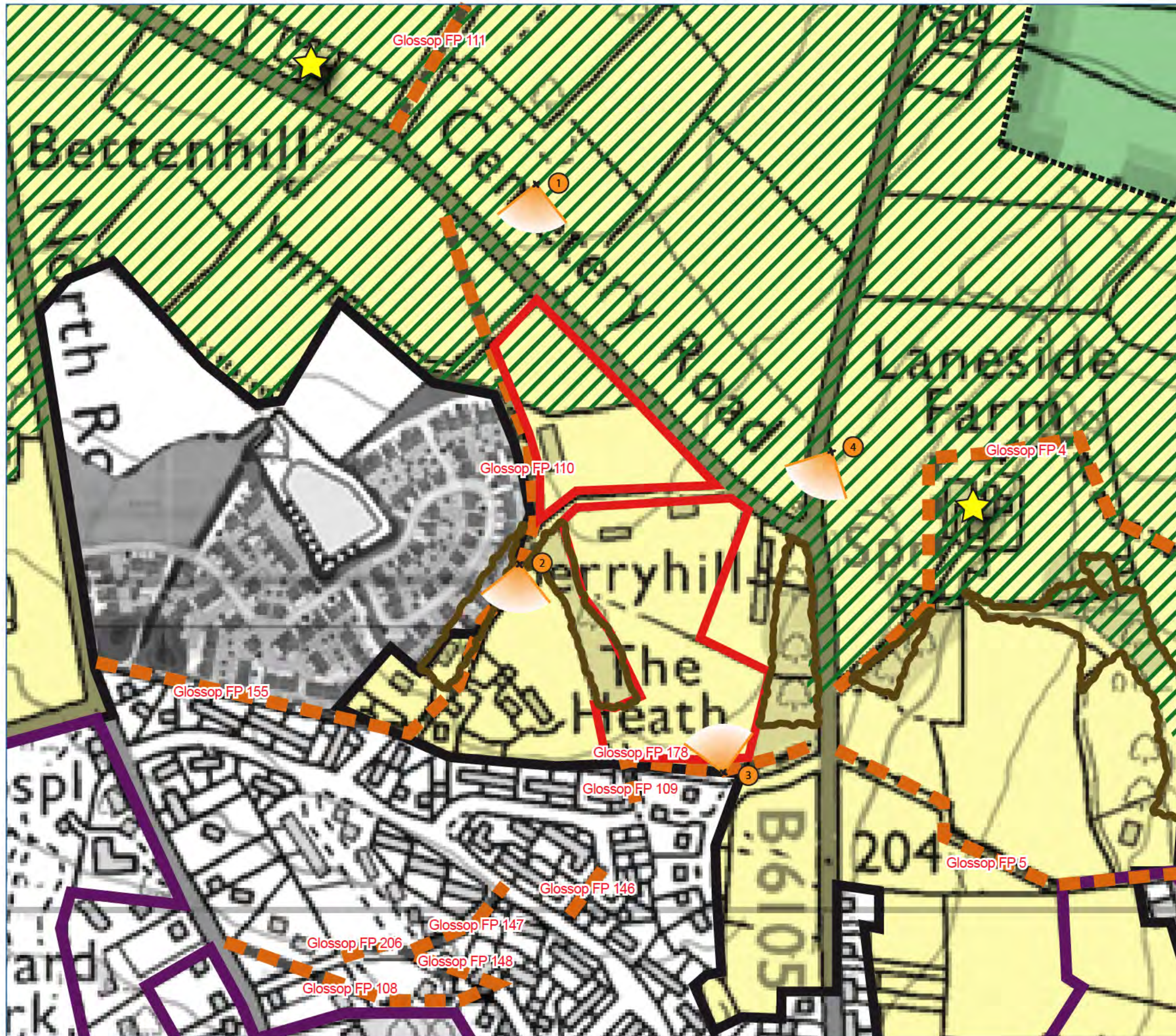
Scale As Shown (Approximate)













Drawing No. 10355/P07a

Date September 2018

Checked JCAW





-  Site Boundary
-  Local Plan Boundary
-  Peak District National Park
-  Built-Up Area Boundary
-  Countryside
-  Green Belt
-  Listed Buildings
-  Conservation Areas
-  Public Rights of Way
-  Public Rights of Way Reference
-  Photoviewpoint Locations
-  Tree Preservation Orders (TPO's)

Note: Data plotted from the High Peak Local Plan Interactive Map, Magic Map by DEFRA and Derbyshire Interactive Map.



Project Wimberry Hill Farm, Woodhead Road, Glossop

Drawing Title **Plan 2: Landscape Analysis - Immediate Context**

Scale As Shown (Approximate)

Drawing No. 10355/P08a

Date September 2018

Checked JCAW





- Site Boundary
- Existing Public Rights of Way (to be retained & incorporated into new layout)
- Existing Tree Preservation Orders (to be retained, managed & protected)
- Existing On-Site Vegetation (to be retained, managed & strengthened)
- Opportunity for Higher Density Development
- Opportunity for Lower Density Development
- Opportunity for Green Infrastructure (GI) & Public Open Space (POS)
- Opportunity for Publicly Accessible GI Links (to include existing Public Rights of Way)
- Opportunity for Small Woodland Planting
- Opportunity for New Hedgerow Planting (to be interspersed with hedgerow trees)
- Boundary Treatment Considerations (possible buffer planting to protect the visual amenity of adjoining residential development)



Project Wimberry Hill Farm, Woodhead Road, Glossop

Drawing Title **Plan 3: Development Principles**

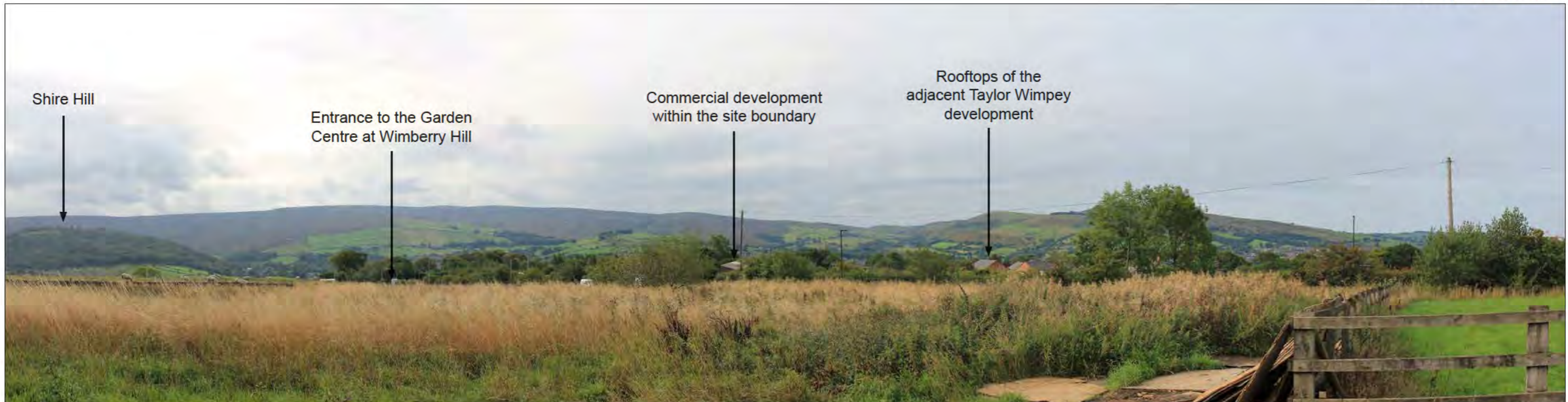
Scale As Shown (Approximate)

Drawing No. 10355/P09b

Date September 2018

Checked JCAW





<b>Photoviewpoint 1:</b>	Taken from a permissive path at the southern section of Glossop Cemetery.	<b>Distance from Site:</b>	80m	<b>Orientation:</b>	South	<b>Coordinates:</b>	SK 03473 95560
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<b>Description / Commentary:</b>	PVP 1 typifies the type of views experienced by visitors to the nearby Glossop Cemetery. The southern sections of the Cemetery are more open than the rest of it, allowing long-distance, panoramic views across the settlement of Glossop. Some of the existing on-site built form is visible in the middle-ground alongwith some of the rooftops of the adjacent Taylor Wimpey development, albeit filtered by intervening hedgerow off Cemetery Road and surrounding vegetation. The distant hills of the Peak District are visible beyond, forming the skyline.
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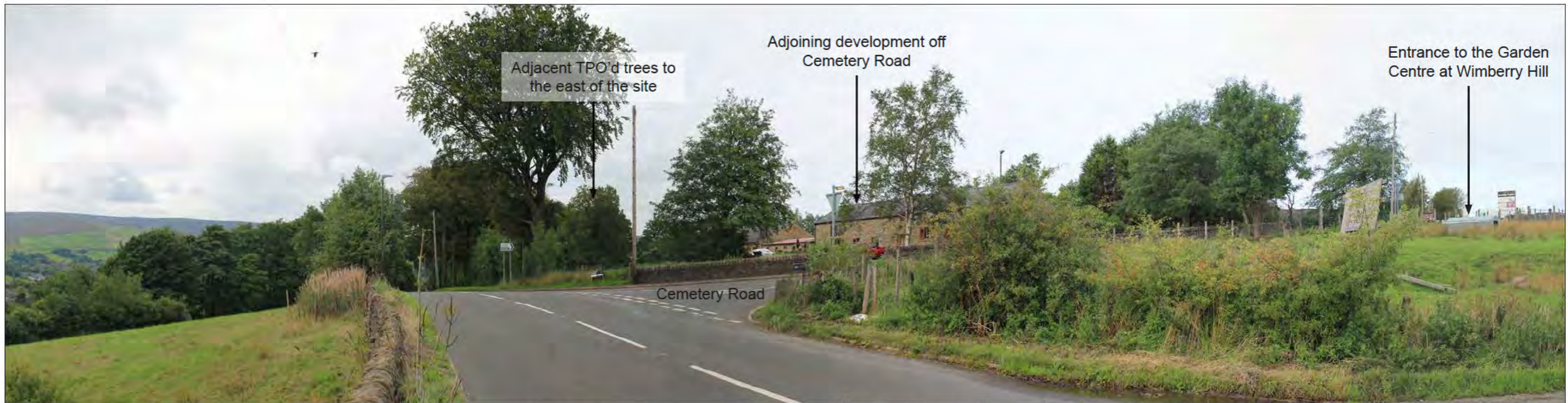
<b>Photoviewpoint 2:</b>	Taken from public footpath Glossop FP 110, which runs alongside the western boundary of the site.	<b>Distance from Site:</b>	0m	<b>Orientation:</b>	South	<b>Coordinates:</b>	SK 03478 95279
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<b>Description / Commentary:</b>	This PVP illustrates the visual experience of the recreational users of the footpath (Ref: Glossop FP 110) that runs alongside the western boundary of the site. The existing settlement edge of Glossop is visible in the background of views to the south and the hills of the Peak District is visible beyond, forming the distant skyline. A fence which is visible to the right of this view forms the edge of the adjacent recent Taylor Wimpey development (this parcel was still under construction at the time of the field visit).
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<b>Photoviewpoint 3:</b>	Taken from footpath Glossop FP 178 located at the southern site boundary.	<b>Distance from Site:</b>	0m	<b>Orientation:</b>	North-West	<b>Coordinates:</b>	SK 03650 95105
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<b>Description / Commentary:</b>	This view typifies those available to the users of the public footpaths located at the south of the site (Glossop FP 109 & Glossop FP 178). The southern land parcel of the site is visible in the foreground and the existing settlement edge is visible overlooking the site. The existing on-site vegetation, running through the centre of the site, restricts visibility of the wider landscape and creates a wooded backdrop to the north of the southern land parcels of the site (when viewed from the south).
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<b>Photoviewpoint 4:</b>	Taken from Woodhead Road, just before the junction with Cemetery Road.	<b>Distance from Site:</b>	50m	<b>Orientation:</b>	South-West	<b>Coordinates:</b>	SK 03710 95328
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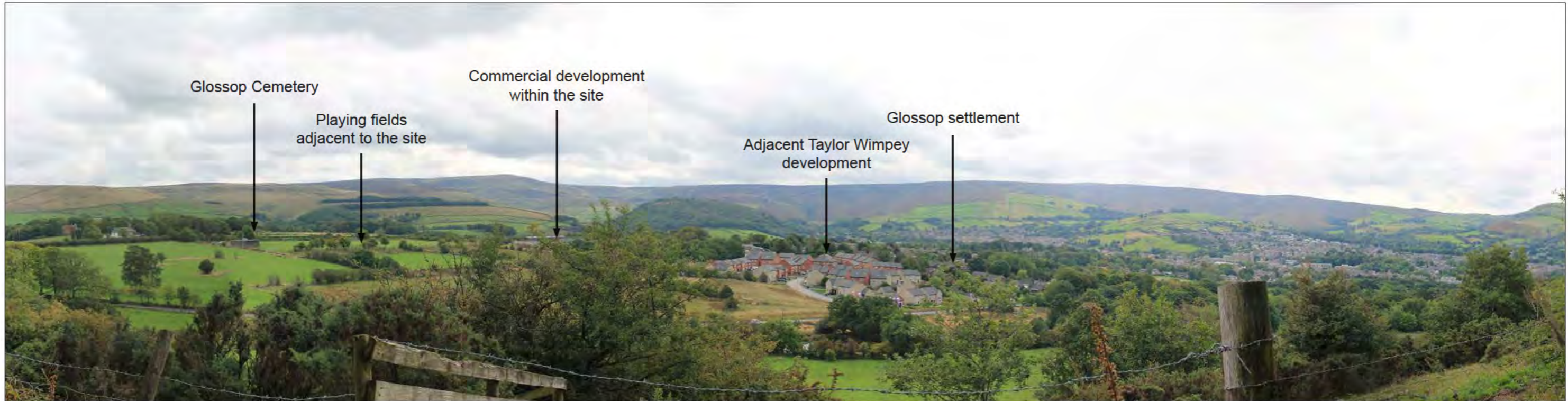
<b>Description / Commentary:</b>	PVP 4 is representative of the visual experience of the transient users of the adjacent road network (Woodhead Road and Cemetery Road). From this location, the site is visible in the middle ground behind the existing residential development off Cemetery Road and the adjacent TPO'd trees off Woodhead Road.
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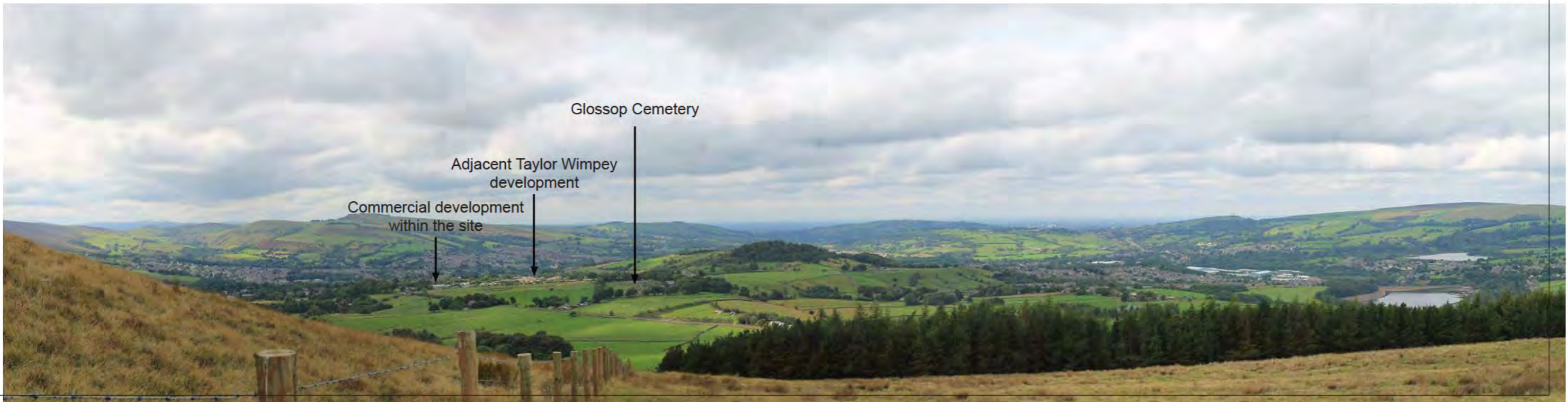
<b>Photoviewpoint 5:</b>	Taken from Thorpe Street at the edge of the Old Glossop Conservation Area.	<b>Distance from Site:</b>	400m	<b>Orientation:</b>	North-West	<b>Coordinates:</b>	SK 04018 94927
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<b>Description / Commentary:</b>	This view is representative of the users and residents of the Old Glossop Conservation Area located to the south-east of the site. The site is located to the rear of a vegetated skyline and is largely filtered from view by the presence of mature deciduous trees located to the east of the site.
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<b>Photoviewpoint 6:</b>	Taken from Hilltop Road to the west of the site.	<b>Distance from Site:</b>	600m	<b>Orientation:</b>	East	<b>Coordinates:</b>	SK 02922 95498
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<b>Description / Commentary:</b>	This view typifies views of users of the elevated land to the west of the site; however, it should be noted that the immediate surroundings of the nearby Scheduled Ancient Monument (which is not publicly accessible) is wooded which restricts visibility to and from this feature. The site forms part of the middle ground of a wide panoramic view across the valley landscape towards the hills of the Peak District, located to the rear of the recently completed Taylor Wimpey Development.
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<b>Photoviewpoint 7:</b>	Taken from Peak Naze, located to the north-east of the site.	<b>Distance from Site:</b>	1km	<b>Orientation:</b>	South-West	<b>Coordinates:</b>	SK 04605 96715
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<b>Description / Commentary:</b>	This photograph is taken from Access Land at Peak Naze within the Peak District National Park. It illustrates the visual experience available to the recreational users of the National Park when looking towards the site. The site is visible in the middle ground, it's location identified by the nearby Cemetery. The recent Taylor Wimpey development, located to the west of the site is also visible. However, due to the distance and panoramic nature of the view, the site forms only a small part of the entire composition.
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EP4

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10<sup>th</sup> March 2020

Wimberry Hill Farm,  
Glossop

LVIA Baseline,  
Arboriculture and  
Ecology Summary  
Note

Report Number: 10355\_R04\_GL\_MM

Author:

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# Plans

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- Topography (10355/P15)
- GIS Zone of Theoretical Visibility (10355/P14)
- Photosheets for Viewpoints 1 to 21 (13055/P06c)
- Landscape Opportunities and Constraints (10355/P19)
- Tree Constraints Plan (10355/P03a)

# Appendices

- Appendix 1: Tree Survey Explanatory Notes
- Appendix 2: Tree Survey Schedule
- Appendix 3: BS 5837:2012 Cascade Chart for Tree Quality Assessment

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# Section 1: Introduction

## Introduction and Scope

- 1.1. Tyler Grange Group Limited (TG) have been instructed by Barratt Homes (Manchester) to provide a Landscape and Visual Impact Assessment (LVIA), BS5837 Tree Survey and Ecological consultancy inputs to inform a the planning submission at Wimberry Hill Farm, Glossop (hereafter referred to as 'the site'). The site boundary, located to the west of Cemetery Road, is illustrated on the image below.



- 1.2. The purpose of this document is to provide an overview of the Landscape & Visual. Arboriculture and Ecology baseline work completed to date to inform the development of fixed scheme proposals.
- 1.3. The landscape baseline appraisal process to date has comprised:
- An overview of statutory plans and other data regarding relevant designations and landscape and visual related planning polices for the area;
  - An assessment of the landscape character of the site and surroundings with reference to published works and checked and verified through fieldwork. This includes the classification of the landscape into units of distinct and recognisable character and land use at a site specific level;
  - Field work to determine the extent to which the site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
  - Identification of representative viewpoints and determining likely visual receptors.
- 1.4. For the purpose of this assessment a visual appraisal of the site and its surroundings was carried out on the 9<sup>th</sup> January 2020 and 7<sup>th</sup> February 2020.



- 1.5. A Tree Quality Survey completed in accordance with BS5837:2012 has also been undertaken. Utilising a site-wide measured topographic survey, a site visit was completed in January 2020. A Tree Constraints Plan (included to the rear of this report), survey schedule and summary note of the findings and development implications were issued to the project team following the tree survey to steer the emerging scheme layout.
- 1.6. For Ecology, a suite of habitat and protected species surveys were undertaken during the course of 2019 to inform an assessment on potential ecological impacts associated with the proposed development. The extent of these surveys was agreed with Derbyshire Wildlife Trust in email correspondence from June 2019 and comprised:
- Extended Phase One Habitat Survey;
  - Badger survey;
  - Bat roost surveys of all suitable buildings;
  - Bat activity monitoring through deployment of automated detectors;
  - GCN surveys (eDNA assessment) of on-site pond and ditch; and
  - Reptile surveys



# Section 2: Planning Policy Context

## Local Planning Policy

- 2.1. The site falls within the administrative borough of High Peak Borough Local Council and is covered by the High Peak Adopted Local Plan (dated April 2016).
- 2.2. The site is located beyond, but adjacent to, the existing 'Built-up Area Boundary' and is partially located within the 'Green Belt'. It will therefore be subject to spatial planning policies EQ2, EQ3, EQ4 and H1.
- 2.3. The site is subject to a number of local planning policies relating to landscape character and visual amenity, which will need to be considered as part of any emerging development proposals. These include:
  - Policy EQ2: Landscape Character
  - Policy EQ3: Rural Development
  - Policy EQ4: Green Belt Development
  - Policy EQ6: Design and Place Making
  - Policy EQ7: Built and Historic Environment
  - Policy EQ8: Green Infrastructure
  - Policy EQ9: Trees, woodland and hedgerows
  - Policy CF4: Open Space, Sports and Recreation Facilities
  - Policy H1: Location of Housing Development
- 2.4. In landscape terms, the principal focus of the remaining local level policies is to protect and enhance the character and appearance of the landscape and to ensure development is well-designed and has incorporated landscape features and interconnected Green Infrastructure as a fundamental element of the masterplanning process.
- 2.5. To comply with these relevant local policies in landscape and visual terms, the proposed development proposals have sought to be:
  - *Sympathetic to the distinctive landscape character areas as identified in the Landscape Character SPD, ensuring that development proposals protect and/or enhance the character and sense of place, as well as the appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park (Policy EQ2, EQ6);*
  - *Reference the landscape's intrinsic character and distinctiveness through the utilisation of development offsets, retention of green infrastructure of merit and the scale, massing and arrangement of built form with the site (Policy EQ3);*
  - *Sensitive to the Green Belt boundary, retaining built form outside of the Green Belt across the northern portion of the site in order to maintain its visual openness (Policy EQ4);*
  - *Contributing positively to the character of the built and historic environment (Policy EQ7);*
  - *Sensitive to the quality, quantum and function of existing Green Infrastructure, ensuring suitable mitigation where any losses are unavoidable, contributing towards the creation of new Green Infrastructure (Policy EQ8, EQ9); and*
  - *Positively contributing towards public open space and sports facilities in line with the High Peak local open space and recreation provision standards (Policy CF4).*





- 2.6. In addition to the above policies, Policy H1 states that the Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in the 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;
  - The development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside;
  - 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.
- 2.7. The principle arboricultural and ecological local policy considerations relate to Policies EQ8: Green Infrastructure and EQ9: Trees, woodland and hedgerows.
- 2.8. Policy EQ8: Green Infrastructure states that *“The Council will, through partnership working, develop, protect and enhance networks of Biodiversity and Green Infrastructure”*. This requires development that *“will not have a detrimental effect on the amount or function of existing green infrastructure unless replacement provision is made that is considered to be of equal or greater value than that lost through development; taking particular account of appropriate levels of mitigation where development would result in habitat fragmentation”*.
- 2.9. Policy EQ8 also states that development is to:
- *“where appropriate, contribute towards the creation of new or enhancement of existing green infrastructure, including public and private open space, recreation areas, parks and formal outdoor sports facilities, local nature reserves, wildlife sites, woodlands, allotments, bridleways, cycle ways and local green spaces; and*
  - *Requiring that through its layout and design, new development responds to the location of existing green infrastructure and ecological networks, supporting their appropriate uses and functions”*.
- 2.10. EQ9: Trees, woodland and hedgerows states that *“The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration”*, stating that *“This will be achieved by:*
- *Requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss;*
  - *Requiring new developments where appropriate to provide tree planting and soft landscaping, including where possible the replacement of any trees that are removed at a ratio of 2:1;*
  - *Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows”*.



### *Supplementary Planning Documents/Evidence Base*

2.11. In addition to the above policies the following Supplementary Planning Documents (SPD) and Evidence Base Documents also need to be taken into consideration:

- High Peak Design Guide SPD (adopted 20 February 2018)
- Landscape Impact Assessment (January 2014)
- Glossop Design and Place Making Strategy (December 2011)
- Landscape Character SPD (adopted March 2006)
- Residential Design SPD (adopted December 2005).

### *Public Rights of Ways (PRoWs)*

2.12. A number of public footpaths traverse or adjoin the site at the western and southern boundaries as shown on the Photoviewpoint Locations and Public Rights of Way plan included to the rear of this report, including:

- Public footpath Glossop FP 110
- Public footpath Glossop FP 109
- Public footpath Glossop FP 178

2.13. To the east lies the Peak District National Park; which is publicly accessible (Open Access Land).

### *Tree Preservation Orders (TPOs) / Ancient Woodlands*

2.14. The site abuts a group of mature trees that form part of a Tree Preservation Order (TPO 61/A8 Trees and Woodland at Glossop) and also lies adjacent to two other TPO groups, which are located adjacent to the west and south-east of the site. Development proposals have addressed the presence of mature trees and TPO tree stock to ensure that vegetation of merit is retained and incorporated into the residential scheme.

2.15. As shown on the magic.gov.uk website, there are no Ancient Woodlands present on or in the vicinity of the site.



# Section 3: Landscape and Visual Baseline

## Landscape Character

- 3.1. The published landscape character context of the site at national, district and local levels is shown on **Landscape Character** plan contained to the rear of this report.

## National Character

- 3.2. At a national level the site lies within the 'Manchester Pennine Fringe' Character Area (National Character Area 54). However, NCAs cover broad regional areas and as such, the studies do not identify the site-specific settled and urban fringe context, adjacent highways and built form which all contribute to the perception of character in this location. A review of the local landscape character context is therefore summarised below.

## County Character

- 3.3. At a County level, the site is covered by Derbyshire County Council's 'The Landscape Character of Derbyshire' (4th Edition, 2014). This assessment classifies the landscape into 10 regional Landscape Character Areas (LCA) (based on National Character Areas), which are further subdivided into 39 Landscape Character Types (LCT). The site is identified within the 'Dark Peak' Landscape Character Area (Area 51); and, more specifically, the 'Settled Valley Pastures' LCT.

- 3.4. The key characteristics of the 'Settled Valley Pastures' LCT are stated below:

- *Moderate to steep lower valley slopes dissected by stream valleys*
- *Poorly draining solid over Carboniferous shale and sandstone*
- *Pastoral farming with extensive improved pasture*
- *Bracken in some road verges and rushes associated with damp hollows*
- *Wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and tree groups around settlement and farmsteads*
- *Small irregular fields enclosed by mixed species hedgerows and occasional dry-stone walls*
- *Networks of winding lanes with irregular verges, sometimes sunken on steeper slopes*
- *Settled landscape of small nucleated settlements and scattered stone farmsteads with stone slate roofs*
- *Stone terraced housing on lower slopes associated with historic mills*
- *Enclosed landscape with views filtered by trees"*

- 3.5. A number of these characteristics are present within the site and its immediate surroundings, notably the: moderate to steep lower valley slopes; extensive improved pasture; wooded character (through scattered hedgerow trees and tree groups); small irregular fields; nucleated settlement and scattered stone farmsteads; stone terrace housing; and, enclosed landscape with views filtered by trees.

- 3.6. The site does not contain any particularly notable, rare or unique features, which is important to understand when considering the potential impacts of the proposed development in the wider landscape context. Furthermore, the character of the site itself is already influenced by



urbanising elements, including commercial development, residential fringe development (including the new Taylor Wimpey development still under construction), hardstanding and vehicular routes.

3.7. The document also defines a number of planting and management guidelines. Those relevant to the site can be summarised as:

- The introduction of small-scale woodland planting;
- The use of indigenous tree and shrub species (including large, long lived species);
- The management and enhancement of hedgerow trees; and
- The conservation and management of mature / veteran trees within hedgerows.

## Local Character

3.8. At a local level, the site is covered by two landscape assessments: High Peak Borough Council's Landscape Character SPD (2006) and Wardell Armstrong's High Peak Landscape Impact Assessment (2014).

3.9. High Peak Borough Council's 'Landscape Character SPD' (2006) is based on previous editions of 'The Landscape Character of Derbyshire', published Derbyshire County Council, and uses the same LCAs and LCTs as the updated version (2014). As part of this assessment, the site is identified within the 'Settled Valley Pastures' LCT and its key characteristics match those described as part of The Landscape Character of Derbyshire (4th edition, 2014) (see above).

3.10. This assessment differs from 'The Landscape Character of Derbyshire' (4th edition, 2014) in terms of landscape guidance, making a number of additional recommendations regarding development and habitat creation. In order to comply with the relevant landscape guidelines, the proposed site development will need to:

- Ensure development is contained by low, gritstone, drystone walls;
- Consider the impact of hardstanding and other surfaces – in terms of colour, brightness, reflectivity of the surface and how it would appear from distance;
- Create and enhance wildlife habitats (ancient and semi-natural broad leaved woodland, wet woodland, veteran trees, ancient and species rich hedgerows, rush pasture, reedbeds, neutral grassland, standing open water, and rivers and streams);
- Consider the rural landscape character when developing at the urban rural edge;
- Introduce small groups of amenity trees;
- Guarantee development follows the distinctive traditional form, with plain / broad elevations (doors and windows recessed into walls), steep pitched roofs and minimal detailing;
- Ensure new development matches the materials, colours and textures of the local traditional buildings;
- Conserve and manage mature / veteran trees within hedgerows;
- Support small-medium scale woodland planting;
- Utilise indigenous tree and shrub species, including a proportion of large, long lived species; and
- Ensure the management and enhancement of hedgerow trees – through selection and natural regeneration, or by planting.

3.11. The document also makes reference to particular planting mixes (woodland and hedgerows) that are representative of the 'Settled Valley Pastures' LCT. Future site promotion will need to support the use of these mixes, as part of a future planning application.



- 3.12. The Landscape Impact Assessment (LIA), undertaken by Wardell Armstrong in January 2014, looked at the landscape impacts of potential sites identified in the Local Plan Preferred Options and assessed the suitability of land at the edge of settlements in landscape terms.
- 3.13. The site itself is located within land considered an 'Area of search – which could not accommodate development in landscape terms'. These are sites that were considered as part of the assessment but which *“could not accommodate development without significant harm on visual amenity, landscape character and the purpose of the Green Belt and National Park”*.
- 3.14. The assessment states that the site, along with other land to the north of Glossop, is considered unsuitable for development because it is *“elevated with high visual prominence”* and proposed development *“could impact on the setting of the National Park”*.
- 3.15. However, the LIA was produced in 2014 (before the adjacent Taylor Wimpey application was consented and before the current Local Plan was adopted) and was undertaken at a high level without the consideration of detailed mitigation at any finer grain. Paragraph 6.1.20 of the LIA already acknowledges that the assessment of land within the Areas of Search was undertaken at a strategic level and that there will be variations in the level of landscape impacts for those areas identified as being unsuitable for development when considered at a more detailed level. This Landscape and Visual Overview report takes the analysis to a finer level in relation to this site and provides recommendations in section 6 below that consider measures to ensure that development delivers a good landscape and visual fit.
- 3.16. It is also of note that a number of sites identified as being within an 'Area of Search that could not accommodate development in landscape terms' have either been identified in the adopted Local Plan or granted planning permission. The adjacent Taylor Wimpey scheme was identified within this assessment as a “preferred option site with significant landscape impacts” and has since been granted planning permission and is in its final stage of construction.

### **Site Specific Context**

- 3.17. Glossop is a historic market town in Derbyshire, England and lies at the foot of the Peak District National Park. It is located approximately 24km to the east of the city of Manchester and 39km to the west of the city of Sheffield. The site itself is located at the northern periphery of Glossop and is centred on OS grid reference SK 03607 95236. It is comprised of a mixture of open fields, scattered commercial and residential development and measures approximately 12.5 acres (5.05 hectares) in total. It is traversed by a road, The Heath, as well as a number of public footpaths.
- 3.18. The site lies adjacent to the northern settlement edge of Glossop. The northern boundary is defined by Cemetery Road, the western boundary is defined by The Heath road and public footpath FP 110, and the eastern boundary is defined by commercial development (Wimberry Hill Farm & Windhaven) and S31 Land situated off Woodhouse Road (defined by Derbyshire County Council's Mapping Portal as Declarations and Statements that *“enable landowners to formally acknowledge public rights of way across their land and in doing so create a presumption that they have no intention to dedicate and further route across their land”*). To the north of the site there are recreational playing fields, agricultural land and Glossop Cemetery; to the west there are open agricultural fields and a reservoir; to the south sits the existing settlement of Glossop and to east lies scattered commercial development, Woodhouse Road, farmland and a farmstead (Laneside Farm).



- 3.19. The site itself contains a mixture of land uses, consisting of commercial development (garden centre, wedding venue and other commercial development), residential development, horse grazing, pastoral farmland, a local road, private drives and number of public footpaths. It has urban fringe characteristics, due to its location at the northern periphery of Glossop and its mixture of urban and rural land-uses.
- 3.20. Topographically, the site is situated on the upper sections of the valley slopes near the foothills of Peak District National Park and to the north of the settlement of Glossop. It slopes roughly from north to south, from approximately 240m Above Ordnance Datum (AOD) to 220m AOD. To the north, the land rises to an established ridgeline located near to the entrance of the nearby Glossop Cemetery; however, in all other directions (south, west and east) the land slopes steeply away. The northern section of the site (to the north of The Heath (a local road running through the site)) is located furthest up the valley side and is the most visually prominent area of the site.

## Visual Context

- 3.21. The visibility of the site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping (a Topography plan is included to the rear of this report) and a Geographic Information System (GIS) first sieve analysis mapping (see Zone of Theoretical Visibility (ZTV)) and has been refined and verified through field assessment.
- 3.22. Following the completion of initial site visits in July 2019, and the obtaining of winter photography in January - February 2020. In accordance with GLVIA3, the visual analysis and selection of baseline photoiewpoints is based on views from external spaces within the public domain and not from inside buildings or private spaces. However, where notable views from private properties are possible, these have been recorded and comments made if appropriate.
- 3.23. Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground). A total of 21 representative viewpoints have been chosen from locations surrounding the site to enable the effects of the development to be assessed from all directions (see Photosheets for Photoviewpoints 1-21 contained at the rear of this report). Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often views will occur as a sequence within the surrounding environment. Where this is a significant aspect of the landscape experience sequential views have been noted within the assessment. Likewise, where transient or fleeting views are possible, and of significance as part of the landscape experience, they have been addressed in the assessment.

## Visual Envelope and Nature of the Views

- 3.24. Visually, the northern section of the site is more exposed than the other sections of the site. The southern portion is more concealed because of the sloping topography, nearby and on-site vegetation and surrounding built form. In terms of a future development proposal, the southern sections have a greater capacity to absorb proposed development.
- 3.25. The current visual baseline of the site itself contains the existing range of buildings. In the immediate environs lies the new and almost complete Taylor Wimpey development and other buildings in the vicinity of the B6105. The visual baseline therefore includes an existing built context.



3.26. The approximate extent of the visual envelope (VE) is set out below:

- **To the north** – The site is partially visible from the surrounding agricultural land, nearby Glossop Cemetery, the adjacent playing fields and sections of Cemetery and Woodhead Roads. The visual envelope extends all the way up to an established ridgeline located near to the entrance of the Glossop Cemetery. Further visibility to the north is largely limited by this ridgeline; however, while the site lies within views, it is barely discernible in long-distance views from elevated areas of the Peaks located to the north-west of the site. It forms only a very small component of the wider panorama within these long-distance views being heavily filtered by the adjacent vegetation and within the context of the adjacent Taylor Wimpey scheme.
- **To the west** – The recent Taylor Wimpey development located immediately to the west of the site restricts views from the west. Views are available from the adjacent public footpath, located to the south-west along the site's boundary. In longer-distance views (from the elevated land at Castlehill Wood, existing built form within the site is visible however the majority of the site is screened from view by the intervening Taylor Wimpey development and vegetation. Due to intervening built form and vegetation, there is no inter-visibility with the nearby Grade II listed registered park and garden (Howard Park) or the Scheduled Ancient Monument located upon Castlehill Wood (Ringwork in Castlehill Wood).
- **To the south** – The presence of the existing settlement edge directly to the south of the site, the mature TPO'd trees to the south-east and the sloping topography (from north to south) means that site inter-visibility is largely confined to the site and its immediate surroundings. Nevertheless, the adjoining and nearby residential development sites have direct upper storey and partially obscured lower storey views of the site.
- **To the east** – Immediate visibility is mostly contained by scattered built form and mature vegetation off Woodhead Road; however, a portion of the site is visible from a short section of Cemetery Road and Woodhead Road. Further to the east, middle-distance views are limited by the steeply sloping topography located directly to the east of Woodhead Road. Heavily filtered views of the rooftops of the proposed development within the site may be possible from the north-western edge of the Old Glossop Conservation Area however this would be in the context of the existing vegetation and intervening built form and the development would be barely discernible. The site is therefore barely noticeable from the Glossop Conservation Area.

3.27. The baseline landscape and visual work undertaken to date has been undertaken to establish the current baseline and the sensitivities, visual context and characteristics of the site and local area to steer the emerging scheme layout. Following scheme fix, a Landscape and Visual Impact Assessment (LVIA) will be undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and IEMA, 2013) to establish the impacts that are likely to be derived following the proposed development of the site for residential use.



## Section 4: Ecology Baseline Summary

- 4.1 As stated in section 1, the following surveys have been undertaken to date:
- Extended Phase One Habitat Survey;
  - Badger survey;
  - Bat roost surveys of all suitable buildings;
  - Bat activity monitoring through deployment of automated detectors;
  - GCN surveys (eDNA assessment) of on-site pond and ditch; and
  - Reptile surveys
- 4.2 The results of these surveys determined that there were no habitats within the site of significant importance (garden centre complex, areas of scrub and rank vegetation, plus fields of species-poor grazed grassland) but there is a widespread presence of invasive species – notably Japanese knotweed and Himalayan balsam. In addition, the species-specific surveys revealed the following:
- No badger setts within site;
  - No bat roosts in buildings within site;
  - Fairly low levels of bat activity across site;
  - GCN confirmed likely absent from pond and ditch within site;
  - Reptiles confirmed likely absent from site;
- 4.3 The Peak District Moors Special Protection Area (SPA) is present c. 1.7km distant to the north-northeast of the site and during the pre-application process it will be necessary to consult with the Local Authority to determine the additional work required to assess impacts on this site through the Habitat Regulations Assessment (HRA) process. The only potential impact pathway on this site is impacts through increased recreational pressure as a result of increased human recreational use of the area. It will be the Local Authority's responsibility to complete the HRA but they will require an assessment of what sites and impacts have been 'screened-in', which would be completed by Tyler Grange but to what extent still needs confirming.
- 4.4 Consequently, the surveys completed have not necessitated the provision of specific mitigation or any changes to the layout to avoid ecological impacts. Subject to the fix of a scheme and tree-loss plan, the only outstanding item will be to inspect any trees proposed for removal for their potential to support roosting bats. Based on data gathered throughout the 2019 surveys, however, it will be possible to accommodate the loss of any roost (if deemed present or potentially present) within the parameters of the scheme proposed without requiring any changes to the scheme. Opportunities will remain for foraging bats and other fauna throughout the site post-development.
- 4.5 In summary, development at the site would not be contrary to relevant local planning Policy EQ6 relating to biodiversity but this will be subject to agreeing a mitigation strategy with the Local Authority with regards to ensuring there is no significant impact on the Peak District Moors SPA.





## Section 5: Arboriculture Baseline Summary

- 5.1. The baseline findings have been guided by the recommendations set out within the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (hereafter BS5837).
- 5.2. A full tree survey of the site was undertaken January 2020. The survey was undertaken in accordance with BS5837. For further clarification, please refer to the tree survey explanatory notes in **Appendix 1**. The survey findings have been utilised to inform the outline masterplan.
- 5.3. In accordance with the above recommendations, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (dbh). Measured topographical survey data was used to inform the locations and surrounding context of the sites individual and groups of trees.
- 5.4. Any trees not included within the topographical survey have been approximated using measurements taken during the tree survey and further informed by aerial photography.
- 5.5. Stem measurements were taken using a diameter tape. Where this was not possible or reasonably practical, measurements have been estimated by eye. Tree heights have been measured using a digital clinometer application.
- 5.6. The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. Where identified, signs of substantial defects or debility appropriate to the pre-development context have been recorded.
- 5.7. The quality and value of trees have been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment included at **Appendix 3**. Grading subcategories (1, 2 and 3) included within the Cascade Chart for Tree Quality Assessment are intended to reflect arboricultural, landscape and cultural values respectively.

### Tree Survey Summary

- 5.8. A total of 7no. individual trees, 15no. groups of trees and 6no. hedgerows were identified during the tree survey of the site.
- 5.9. Findings for each of the trees surveyed are detailed in the Tree Survey Schedule included at **Appendix 2** and the distribution of the surveyed tree cover is illustrated on the **Tree Constraints Plan** included to the rear of this report. The Tree Survey Schedule provides a tabulated record of the trees surveyed, including; species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each tree and group of trees.

### Tree Grading Categories

- 5.10. The purpose of categorising surveyed trees based on their arboricultural quality and value was to ensure that the emerging design considered the presence of important trees on the site so informed decisions are made concerning the removal or retention of trees as a result of the proposals. The quality of the trees is described by reference to BS5837 categories for tree classification. In accordance with the recommended survey assessment criteria found in **Appendix 3**, a synopsis of the surveyed tree stock is provided below.



- 5.11. The Category A and B trees (plotted in green and blue canopy outlines respectively) are the primary trees of note. The central pine and larch dominated corridor (G6) has an existing break which can be utilised to puncture through if required to gain access to parcel 3 to the south, but the tree line should be retained as a principal habitat link. Likewise the boundary roadside hedgerows are to be maintained, enhanced via management and strengthened. Remaining internal stock is of a more limited quality and condition and could be readily replaced where this is required for removal. Where proposed construction and ground level changes can avoid the yellow hatched Root Protection Areas we can demonstrate tree retention.
- 5.12. Category C trees are trees represent trees of low arboricultural quality and value. Category C trees are denoted by a Grey tree canopy outline as illustrated on the Tree Constraints Plan. The integration of Category C trees into the design has been recognised as important where practicable as they contribute to the overall tree cover within the site vicinity, nonetheless, they are of less priority for retention, particularly where their removal benefits to the retention of Category A and B tree cover.

## Root Protection Areas

- 5.13. The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the stem diameter dimensions obtained during the site visits.
- 5.14. RPAs are considered to contain sufficient rooting volume to ensure the survival of the tree and should be left undisturbed in order to avoid damage to the roots or rooting environment surrounding the tree. The plotted RPAs have therefore informed the design of the proposals where possible. In accordance with BS5837, it has been Tyler Grange's default position to preclude new development within defined RPAs, and whilst developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

## Tree Canopies and Shading

- 5.15. The distribution of tree canopy cover on and within influence of the site is illustrated on the Tree Constraints Plan. Canopies have been plotted at cardinal points for individual and groups of trees.
- 5.16. The Tree Survey Schedule included at **Appendix 2** to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.
- 5.17. The principal tree shadow constraints are shown on the Tree Constraints Plan and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.
- 5.18. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "*shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits*".



## Potential Vegetation Removals

- 5.19. An Arboricultural Impact Assessment will be prepared as part of the planning submission but at this stage a review of potential vegetation removal has been undertaken to illustrate the likely development implications associated with the current layout proposals from an arboricultural perspective.

<b>Tree Number</b>	<b>Commentary</b>
H3, internal portions of H4, G4, G5, T4, G7 and puncturing of the lower quality section of G6 (all Category C)	<p>Removal of internal lower quality hedgerow stands and naturalised ornamental tree stock due to conflicts with the proposed residential development parcels. The layout includes the provision of new public open spaces within the development and retains the vast majority of the site's boundary network of Green Infrastructure and safeguards off-site TPO tree stock to maintain the verdant character to the edges of the scheme and the GI connectivity between areas of retained mature tree cover.</p> <p>There are opportunities to establish a site-wide soft-landscaping scheme as part of the residential layout. The areas of retained and proposed public open spaces will provide opportunities for new tree planting internally across the development. The opportunities for new tree planting across the development suggests that an increase in canopy cover could be achieved through this scheme, including active management of the retained tree stock.</p>

- 5.20. A full Arboricultural Impact Assessment will be completed following scheme fix to establish definitive arboricultural effects of the proposed development. Balancing the potential losses, retention and scope for new green infrastructure within the site appraised at this stage, the development parameters are considered to be acceptable in arboricultural terms and demonstrates conformity with local planning policy aspirations pertinent to trees where a network of green and blue linkages will be maintained throughout the site.



## Section 6: Opportunities and Constraints – Design Response

- 6.1. Through the consideration of desktop findings, review of policy and the LCA objectives and, in response to fieldwork, 'Landscape Opportunities and Constraints' have been identified. Even at this early stage, that has enabled a landscape-led approach to be taken, which has informed the development parameters to date.
- 6.2. The key design principles put forward by TG are shown on **Landscape and Opportunities and Constraints Plan** to the rear of this document, include:
- *Retention and strengthening of the existing linear Green Infrastructure corridors within and around the site to break up the perceived density of proposed development parcels whilst enhancing habitat connectivity across the residential development areas.*
  - *The northern portion of the site is designated as Green Belt and is the most visually sensitive part of the site due to its more elevated topography. This space could be utilised as an area of public open space (POS) and / or an area of natural habitat in the northern part of the site to be enhanced by clusters of tree planting to maintain openness to the north of the development, pulling on-site built form away from the northern reaches of the site.*
  - *Cherry laurel hedging surrounding the built form of the on-site 'Pony Patch' business is tall and overhangs the adjacent sections of the Public Rights of Way 'Glossop FP110' and 'The Heath' road. The evergreen, non-native hedgerow creates an enclosed character which is incongruent with the wider landscape character and considered to reduce the visual amenity of these corridors. It is recommended that the planting proposals for the site select locally native species to comprise a mix of species in line with the 'Settled Valley Pastures' Landscape Character Area guidance.*
  - *The site should be integrated into the local Public Rights of Way network by incorporating the existing PRowWs that traverse and adjoin the western, eastern and southern boundaries. These could be incorporated into new, publicly accessible GI corridors. This will also serve to protect and enhance the recreational and amenity value of these routes for users.*
  - *New buffer planting could be introduced adjacent to the southern boundary to help protect the visual amenity and privacy of these existing residents. New planting will also enhance the visual amenity of recreational users of PRow 'Glossop FP179'.*
  - *Creating an offset for built form in the south-east corner of the site would align development with the properties off Kingsmoor Fields and assimilate development into the townscape of Glossop. Planting woody vegetation to create a boundary hedgerow with hedgerow trees along the boundary of this offset would enhance the screening provided by offsite vegetation including the nearby beech woodland copse to protect the visual amenity of the nearby 'Old Glossop' Conservation Area to the general southwest and nearby Grade II Listed building to the west of the site.*
  - *Incorporation of GI corridors and offsets between the proposed development parcels and the existing TPO trees along the western and eastern site boundaries would protect the health and visual amenity of the veteran trees*



- *By lowering the density of development adjacent to Cemetery Road and to the south of existing dwellings at the junction of Cemetery Road and the B6105/Woodhead Road, the low density character of built form at the edge of Glossop would be reflected in the layout of the site.*
- *Boundary treatments to utilise drystone walls to ensure characteristic containment, in-keeping with the 'occasional dry-stone walls' characteristic of the Settled Valley Pastures LCA.*
- *Tapering down the overall height of the northern edge of the development towards Cemetery Road would create a softer edge to the built form on the approach to Glossop and when combined with the sloping topography of the site, would reduce the height of the settlement edge when viewed from vantage positions to the north and north-east of the site.*
- *Development should not disrupt the natural skyline and the established built roofline. By tapering development and controlling building heights, development should be partially screened by existing vegetation and tie in with the existing and relatively new housing development adjacent*



# Appendix 1: Tree Survey Explanatory Notes



Wimberry Hill Farm, Glossop  
Landscape & Visual Impact Assessment

10355\_R04\_10<sup>th</sup> March 2020\_GL\_MM

# Appendix 1: Tree Survey Explanatory Notes

## Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

## Species

Species are listed by their common name, both in the schedule and in the report text.

## Height and Stem Diameter

The stem diameter of single stemmed trees is measured at 1.5m above ground level and given in millimetres (mm). The diameter measurement of multi-stemmed trees is taken immediately above the root flare. Tree heights are measured in metres (m).

## Crown Spread and Height of Crown Clearance

Radial crown spread is measured in metres and is listed for each of the four cardinal points. The canopy shape for individually surveyed trees depicted on the accompanying plans accurately represents the canopy spread as measured on-site.

The height crown clearance is measured above ground in metres from the attachment point of the first significant branch, or the height to which the lowest (living) branch reaches; whichever is the lower.

## Age Class

The age of each tree is defined as follows:

**Young** - within the first third of life expectancy;

**Early-Mature** - within the second third of life expectancy;

**Semi-Mature** - within the last third of life expectancy;

**Mature** - specimen at full maturity; and

**Veteran** – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. For the purpose of this report the term 'ancient tree' and 'veteran tree' are interchangeable.

## Physiological and Structural Condition

The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

An assessment of a tree's physiological condition is defined as:

**Good** – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

**Fair** – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure



**Poor** – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

An assessment of a tree's structural condition is defined as:

**Good** – no significant structural defects.

**Fair** – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

**Poor** – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

## Limitations

The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

## Un-assessable Risks

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.





# Appendix 2: Tree Survey Table



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius	Root Protection Area (m2)
				N	E	S	W								
H1	Hawthorn, Holly	2 - 3m	to 150		1.50			-	Early Mature	Fair	Fair	C1.2	Eastern boundary roadside hedgerow aligning Cemetery Road. Naturalised, linear form, gappy with older tracts. Opportunity to re-stock.	1.8m	-
H2	Holly	4 - 5m	to 150		1.50			-	Early Mature	Fair	Fair	C1.2	Remnant stand of field boundary / roadside hedgerow, leggy and bramble clad. Mounded gravel piles and hardstanding to north side of stems.	1.8m	-
H3	Cherry Laurel	4 - 5m	to 150		1.50			-	Early Mature	Fair - Good	Fair - Good	C1.2	Linear stand of internal laurel hedgerow / structure planting. Open storage and hardstanding to west of stems. Typical form for species.	1.8m	-
H4	Cherry Laurel, Hawthorn, Holly, Willow	5 - 6m	100		1.50			-	Early Mature	Fair - Good	Fair - Good	C1.2	Linear stand of internal laurel hedgerow / structure planting. Open storage and hardstanding to east and north of stems.	1.2m	-
H5	Hawthorn, Holly, Blackthorn	3 - 4m	75 - 100		1.00			-	Early Mature	Fair	Fair - Good	C1.2	Northern boundary fieldside hedgerow. Naturalised, bramble clad thorns with linear form, gappy with older tracts. Fieldside containment to playing fields north of site. Opportunity to re-stock.	1.2m	-
H6	Hawthorn, Holly	2 - 3m	100		1.00			-	Early Mature	Fair	Fair	C1.2	Remnant stand of hedgerow trees. Scrubby, leggy stock.	1.2m	-
G1	European Larch, Scots Pine (1x)	to 8m	av. 150, 250 max.		1.50			-	Early Mature	Fair - Good	Fair	C1.2	Internal stand of larch - kinked stems with naturalised form. Scrappy stock.	to 3m	-

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius	Root Protection Area (m2)
				N	E	S	W								
G2	Hawthorn, Holly, Goat Willow	2 - 3m	100		1.00			-	Young	Fair - Good	Fair	C1.2	Self-seeded vegetation with dense scrub. Low value stock.	1.2m	-
G3	Hawthorn, Holly, Larch, Oak, Sycamore, Alder, Western Balsam Poplar	5m	mixed		Mixed			-	Early Mature to Mature	Fair - Good	Fair	B1.2	Linear stand of structure planting, minor deadwood with open storage / hardstanding to bases. Internal road and close boarded fenceline to north of stems.	refer to TCP	-
G4	Alder, Goat Willow	2 - 3m	100		Mixed			-	Young	Fair	Fair	C1.2	Scattered internal trees - poor shape and form.	1.2m	-
G5	Goat Willow	5m	mixed		Mixed			-	Early Mature	Fair	Fair	C1.2	Self-seeded internal trees on steeped embankment. Limited value.	refer to TCP	-
G6	Silver Birch, Alder, Hawthorn, Scots Pine, European Larch	8 - 12m	to 250		Mixed			-	Early Mature to Mature	Fair - Good	Fair - Good	B1.2	Linear stand of high canopy tree stock, mainly Larch and Pine. Minor deadwood and declining birch, otherwise no major defects.	3m	-
G7	Silver Birch, Goat Willow, Ash	4m	100		1.50			-	Young	Fair	Fair	C1.2	Scattered internal self-seeded trees of limited value.	1.2m	-
G8	Gorse	1m	75		1.00			-	Young	Fair - Good	Fair	C1.2	Self-seeded stand of young gorse. Typical form.	0.9m	-

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius	Root Protection Area (m2)
				N	E	S	W								
G9	Hawthorn (4x), Ash (1x)	3 - 4m	to 150	Mixed				-	Early Mature	Fair	Fair	C1.2	Roadside self-seeded vegetation. Remnant hedgerow trees left to naturalise. Scrub clad leggy trees with hardstanding to south, canopies suppressed to north.	1.8m	-
G10	Beech, Oak, Silver Birch	12m	mixed	Mixed				-	Early Mature to Mature	Fair - Good	Good	B1.2 / A2	Scattered mature trees including several notable Oaks. Typical age related defects with past pruning evident. Off-site. Not shown on topographic survey - locations are estimated.	refer to TCP	-
G11	Hawthorn, Holly	3 - 4m	mixed	1.00				-	Young	Fair	Fair	C1.2	Self seeded field side trees left to naturalise. Limited maturity or value.	refer to TCP	-
G12	Cedar, Willow, Oak, Birch, Laurel, Beech	8 - 10m	mixed	Mixed				-	Young to Early Mature	Fair - Good	Fair	C1.2 / B2	Southern boundary garden trees and self-seeded field boundary vegetation. Leggy stands of beech hedgerow with scattered ornamental planting forming gappy containment.	refer to TCP	-
G13	Cherry Laurel	4 - 5m	150	1.50				-	Early Mature	Fair - Good	Fair	C1.2 / B2	Bushy form. Linear screening belt to eastern edge of garden centre complex. Site-side hardstanding with lower canopies cut back from parking bays.	1.8m	-
G14	Beech	12 - 14m	to 500	Mixed				-	Mature	Fair - Good	Good	A2	Collective screening value as mature woodland stand. High canopy off-site trees, locations estimated.	6m	-
G15	Cherry Laurel, Hawthorn, Holly, Willow	6m	75 - 100	Mixed				-	Early Mature	Fair - Good	Fair	C1.2	Remnant hedgerow vegetation. Unmanaged.	1.2m	-

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius	Root Protection Area (m <sup>2</sup> )
				N	E	S	W								
T1	Alder	7m	300	3.50	3.50	5.00	4.00	2.50	Early Mature	Fair	Fair	C.1	Eastern boundary roadside tree. Poorly crown lifted. Thicket of suckers at base but fair overall condition.	3.6m	41
T2	Silver Birch	5m	150	2.00	0.50	1.00	1.00	3.00	Early Mature	Fair	Fair - Poor	C.1	Self-set roadside tree. Low value with unbalanced crown.	1.8m	10
T3	Alder	3m	140	2.00	2.00	2.00	2.00	1.00	Early Mature	Fair - Poor	Fair - Poor	C.1	Eastern boundary roadside tree. Low vitality and declining.	1.68m	9
T4	Cherry Laurel	5m	220	3.00	3.00	3.00	3.00	0.00	Early Mature	Fair - Good	Fair - Good	C.1	Bushy form, internal ornamental planting left to naturalise Reasonable condition, but limited arboricultural value.	2.64m	22
T5	Oak	8m	300	2.50	3.00	3.00	3.00	3.00	Mature	Fair	Fair	C.1	Hardstanding to south. Dense laurel (H4) suppressing crown to north. Crown lifted across southern canopy owing to roadside.	3.6m	41
T6	Silver Birch	9m	300 + 2x100	3.00	2.00	2.50	4.00	0.00	Early Mature	Fair	Fair	C.1	Multi-stemmed form. Cut back from roadside to south with mounding and dense holly to base. Tears to southern lower canopy - canopy clean and rebalance recommended.	4m	50
T7	Oak	9m	250, 2x120, 2x50	2.50	3.00	2.50	4.00	0.00	Early Mature	Fair	Fair	C.1	Multi-stemmed form. Cut back from roadside to south with mounding and dense holly to base.	3.7m	44

# Appendix 3: BS 5837:2012 Cascade Chart for Tree Quality Assessment



## Appendix 3: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
<b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> <li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li> <li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality.</li> </ul> (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			<b>DARK RED</b>
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
<b>Category A</b> Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	<b>LIGHT GREEN</b>
<b>Category B</b> Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	<b>MID BLUE</b>
<b>Category C</b> Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	<b>GREY</b>



# Plans

Landscape Character Context (10355/P17)

Photoviewpoint Locations and Public Rights of Way (10355/P18)

Topography (10355/P15)

GIS Zone of Theoretical Visibility (10355/P14)

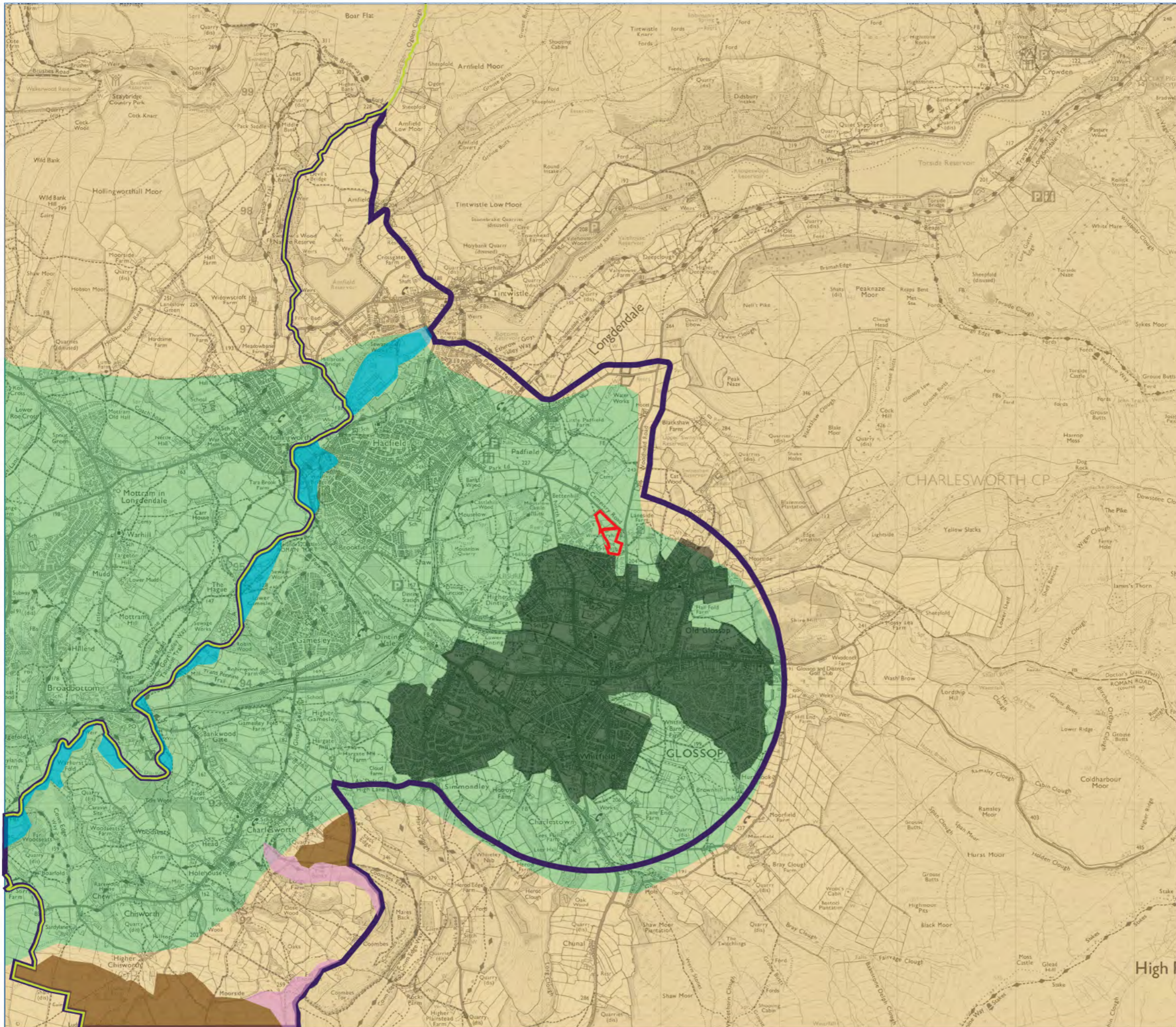
Photosheets for Viewpoints 1 to 21 (13055/P06c)

Landscape Opportunities and Constraints (10355/P19)

Tree Constraints Plan (10355/P03a)







- Site Boundary
- LPA boundary
- National Character Area**
- Dark Peak (51)
- Manchester Pennine Fringe (54)
- The Landscape Character of Derbyshire  
Derbyshire County Council (2003)**
- Urban LCT
- Settled Valley Pastures LCT
- Riverside Meadows
- Moorland Fringe
- Enclosed Moorland
- High Peak Borough Council Landscape  
Character SPD (March 2006) - Dark Peak**
- Urban LCT
- Settled Valley Pastures LCT

Project Land at Wimberry Hill Farm, Glossop

Drawing Title Landscape Character

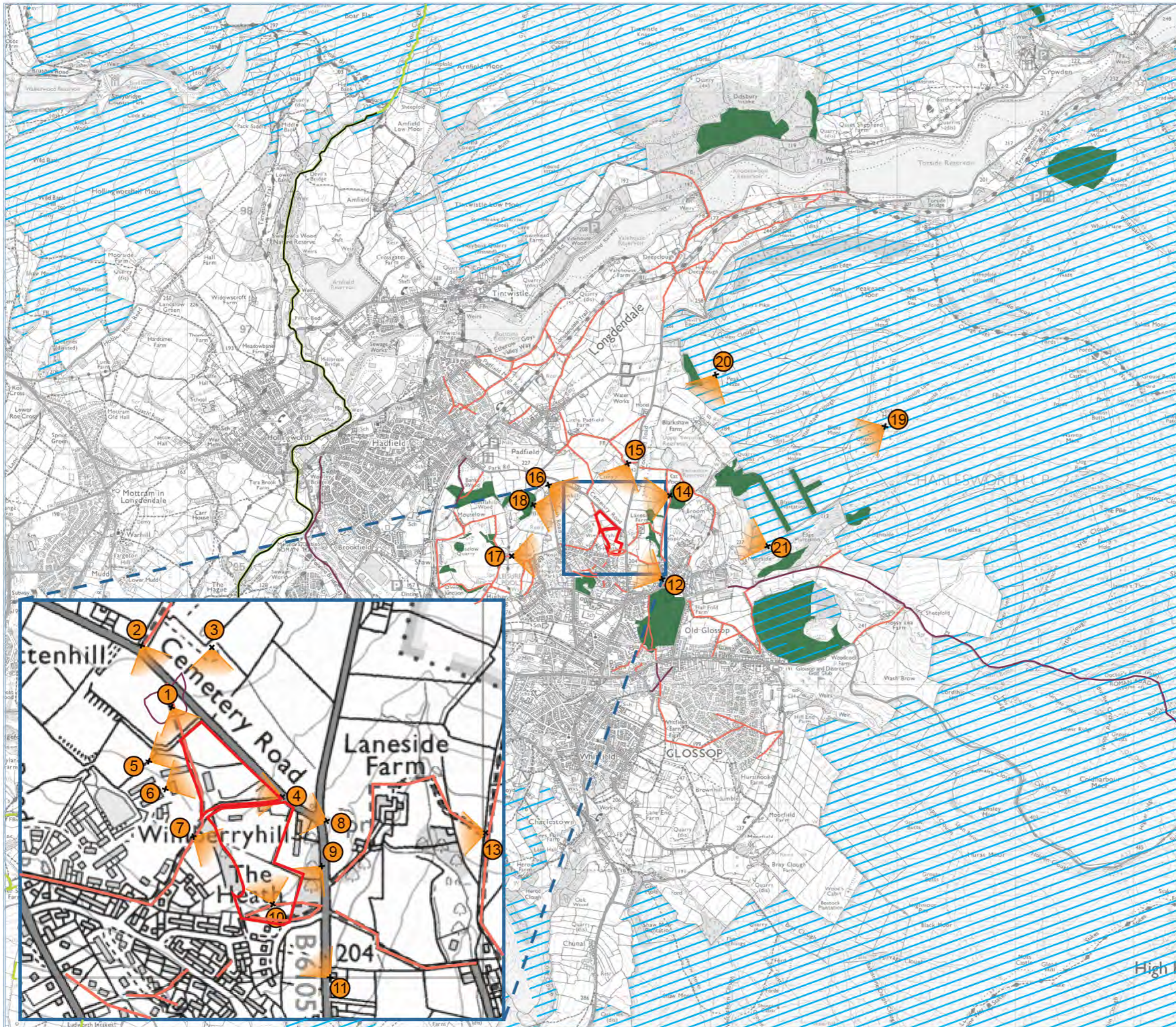
Scale Not to scale

Drawing No. 10355/P17

Date January 2020

Checked GLJJ





- Site Boundary
- LPA boundary
- Public Rights of Way
  - Footpaths
  - Bridleway
  - Open Access Lane
- Photoviewpoint Locations (1-21)
- Approximate extent of main woodland copses / parklands noted to restrict views towards the site and/or create a wooded character/skyline to views.

Project Land at Wimberly Hill Farm, Glossop

Drawing Title **Photoviewpoint Locations and Public Rights of Way**

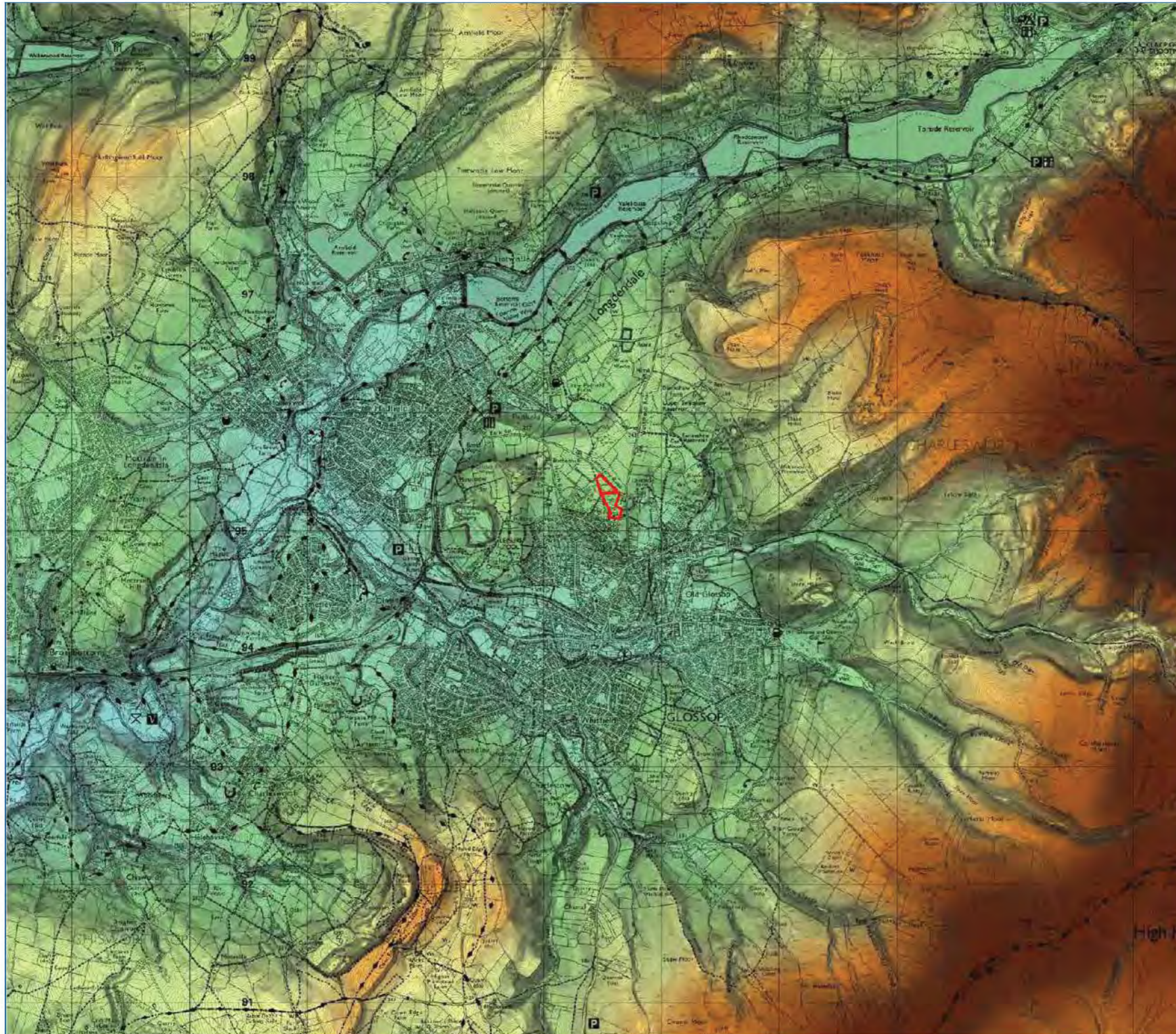
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Drawing No. 10355/P18

Date March 2020

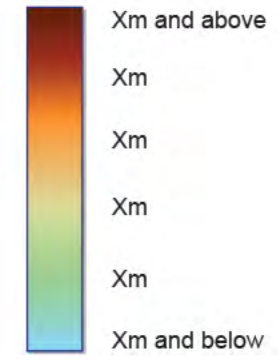
Checked GLJJ





 Site Boundary

Height AOD (m)



Source:  
The plan has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data, and as such does not take into account built form or vegetation present within the landscape.



0 1000m

Project Wimberry Farm, Glossop

Drawing Title **Topography**

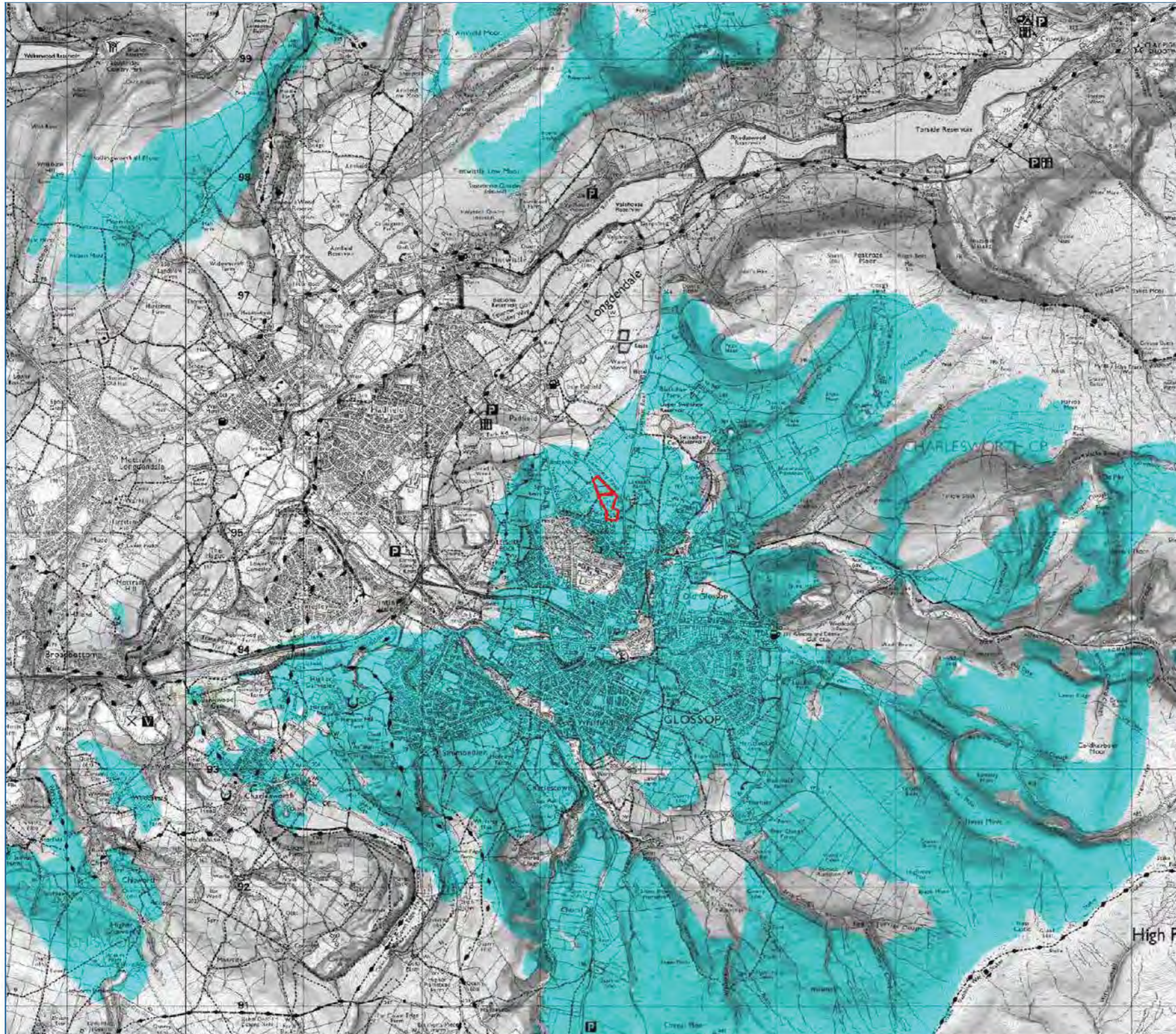
Scale As Shown (Approximate) @ A3

Drawing No. 10355/P15

Date January 2020

Checked JJKS





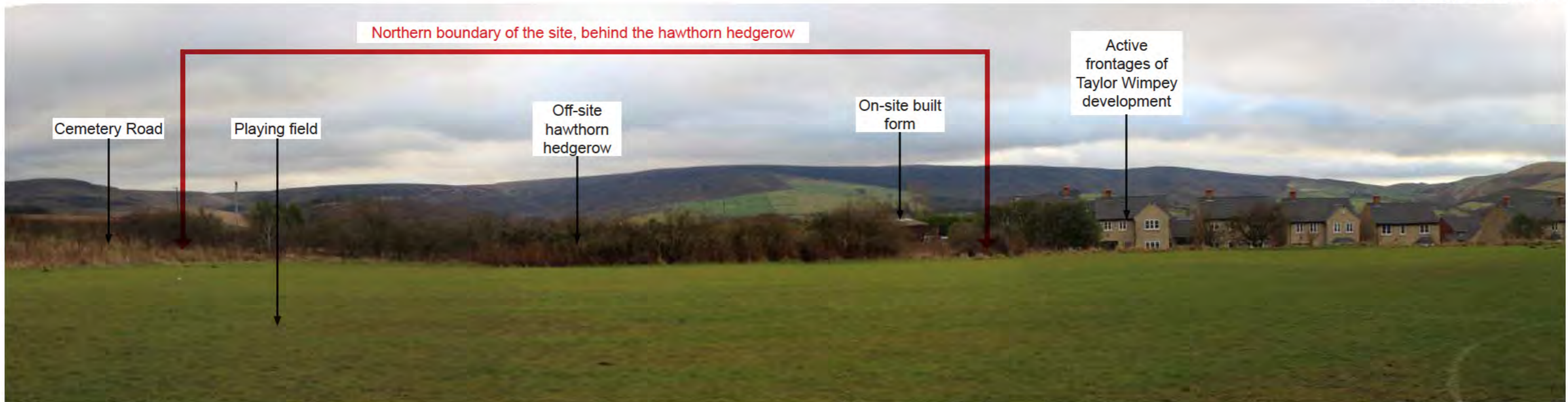
- Site Boundary
- Zone of Theoretical Visibility (ZTV)

Source:  
 The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development on the site at 8.5m above ground (2 storeys) is potentially visible within a 5km radius (1.6m high receptor). The ZTV has been modelled using GIS computer software (Global Mapper) and Ordnance Survey Terrain 5 data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.

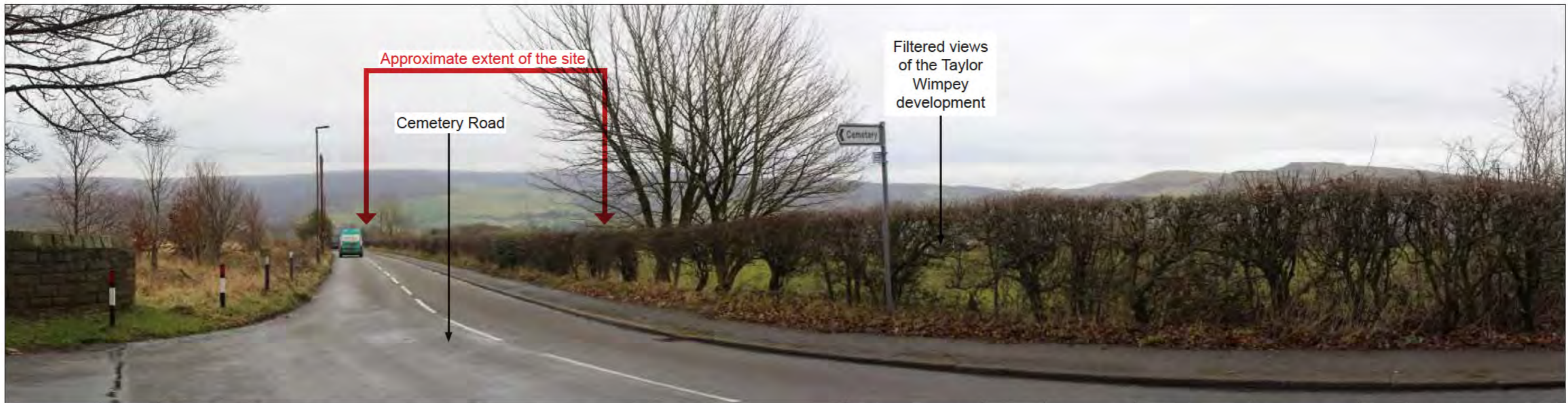


Project Wimberry Farm, Glossop  
 Drawing Title **GIS Zone of Theoretical Visibility**  
 Scale As Shown (Approximate) @ A3  
 Drawing No. 10355/P14  
 Date January 2020  
 Checked JJKS

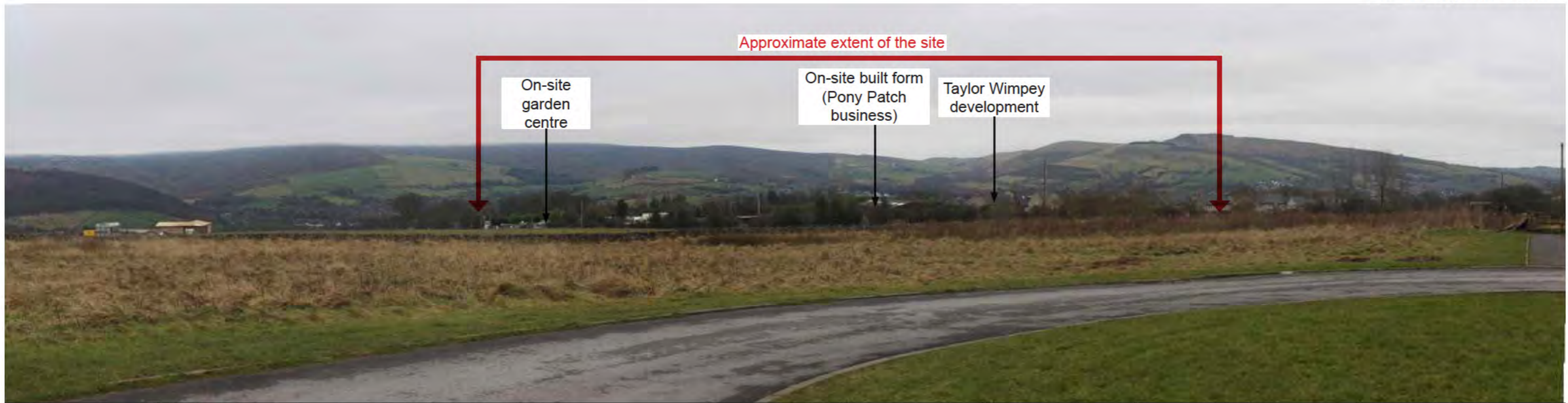




<b>Photoviewpoint 1:</b>	Taken from PRoW 'Glossop FP110'	<b>Distance from Site:</b>	55m	<b>Orientation:</b>	South	<b>Coordinates:</b>	Taken from PRoW 'Glossop
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<b>Photoviewpoint 2:</b>	Taken from Cemetery Road	<b>Distance from Site:</b>	180m	<b>Orientation:</b>	South-east	<b>Coordinates:</b>	SK 03367 95610
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<b>Photoviewpoint 3:</b>	Taken from an access road within Glossop Cemetery grounds	<b>Distance from Site:</b>	110m	<b>Orientation:</b>	South	<b>Coordinates:</b>	SK 03498 95587
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<b>Photoviewpoint 4:</b>	Taken from Cemetery Road, adjacent to the northernmost entrance to the onsite car park	<b>Distance from Site:</b>	1m	<b>Orientation:</b>	North-West	<b>Coordinates:</b>	SK 03598 95369
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<b>Photoviewpoint 5:</b>	Taken from Cherry Grove within the new Taylor Wimpey development	<b>Distance from Site:</b>	40m	<b>Orientation:</b>	East	<b>Coordinates:</b>	SK 03419 95394
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<b>Photoviewpoint 6:</b>	Taken from the junction of Cherry Grove and Hawthorn Drive within the new Taylor Wimpey development	<b>Distance from Site:</b>	60m	<b>Orientation:</b>	East	<b>Coordinates:</b>	SK 03421 95332
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<b>Photoviewpoint 7:</b>	Taken from PRoW 'Glossop FP110' located on 'The Heath' road	<b>Distance from Site:</b>	30m	<b>Orientation:</b>	South-East	<b>Coordinates:</b>	SK 03464 95254
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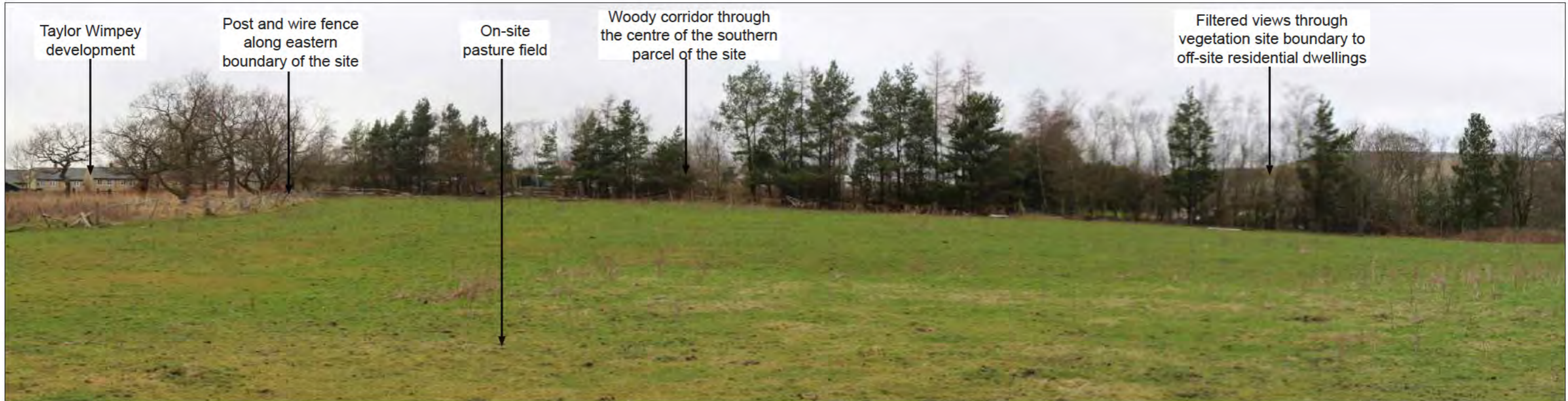


<b>Photoviewpoint 8:</b>	Taken from the junction of Cemetery Road and the B6105 (road)	<b>Distance from Site:</b>	65m	<b>Orientation:</b>	North-West	<b>Coordinates:</b>	SK 03464 95254
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<b>Photoviewpoint 9:</b>	Taken from the pedestrian footpath adjacent to the B6105 (road)	<b>Distance from Site:</b>	45m	<b>Orientation:</b>	West	<b>Coordinates:</b>	SK 03710 95170
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<b>Photoviewpoint 10:</b>	Taken from PRoW 'Glossop FP109'	<b>Distance from Site:</b>	On site	<b>Orientation:</b>	North	<b>Coordinates:</b>	SK 03601 95121
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<b>Photoviewpoint 11:</b> Taken from the pedestrian footpath adjacent to the B6105 (road)	<b>Distance from Site:</b> 135m	<b>Orientation:</b> North-West	<b>Coordinates:</b> SK 03720 94988
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<b>Photoviewpoint 12:</b> Taken from Thorpe Street with Old Glossop Conservation Area	<b>Distance from Site:</b> 430m	<b>Orientation:</b> North-West	<b>Coordinates:</b> SK 04017 94887
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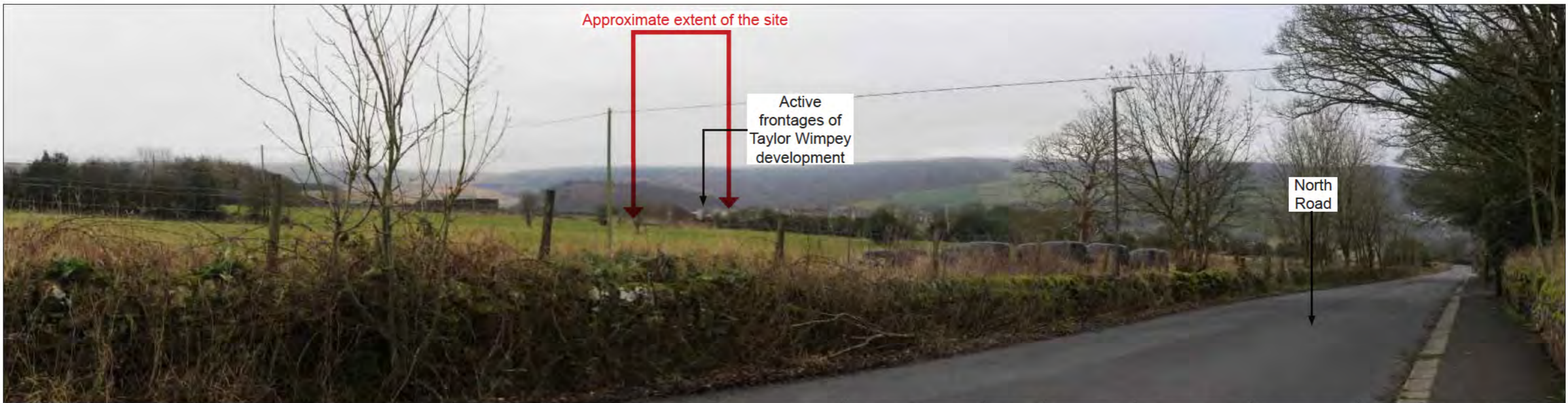
<b>Photoviewpoint 13:</b>	Taken from PRoW 'Glossop FP6' at the footpaths junctions with PRoW 'Glossop FP4'	<b>Distance from Site:</b>	360m	<b>Orientation:</b>	West	<b>Coordinates:</b>	SK 04008 95270
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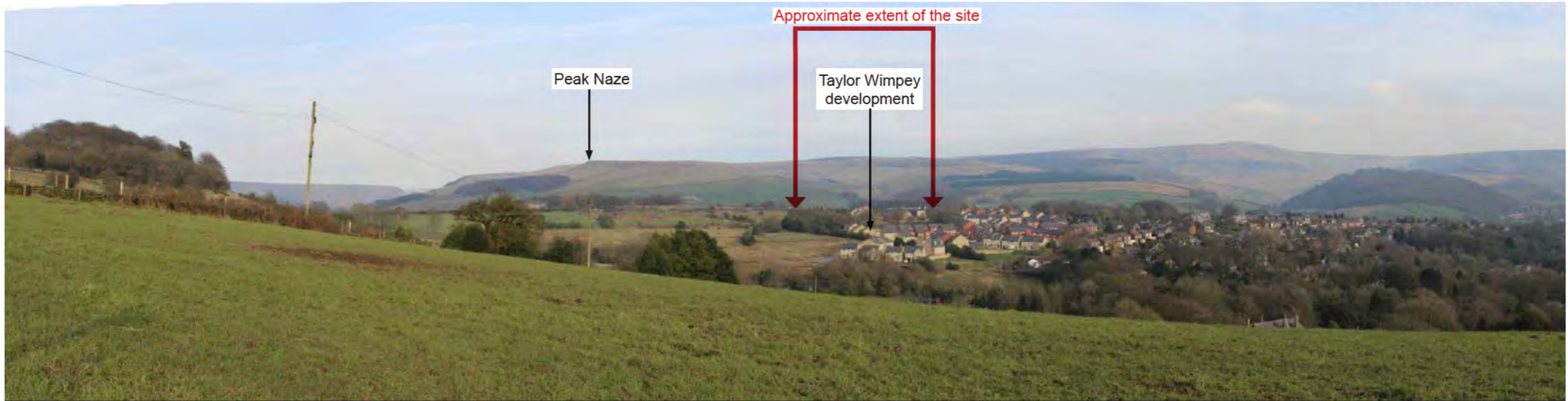
<b>Photoviewpoint 14:</b>	Taken from PRoW Charlesworth FP 46	<b>Distance from Site:</b>	510m	<b>Orientation:</b>	South-West	<b>Coordinates:</b>	SK 04072 95609
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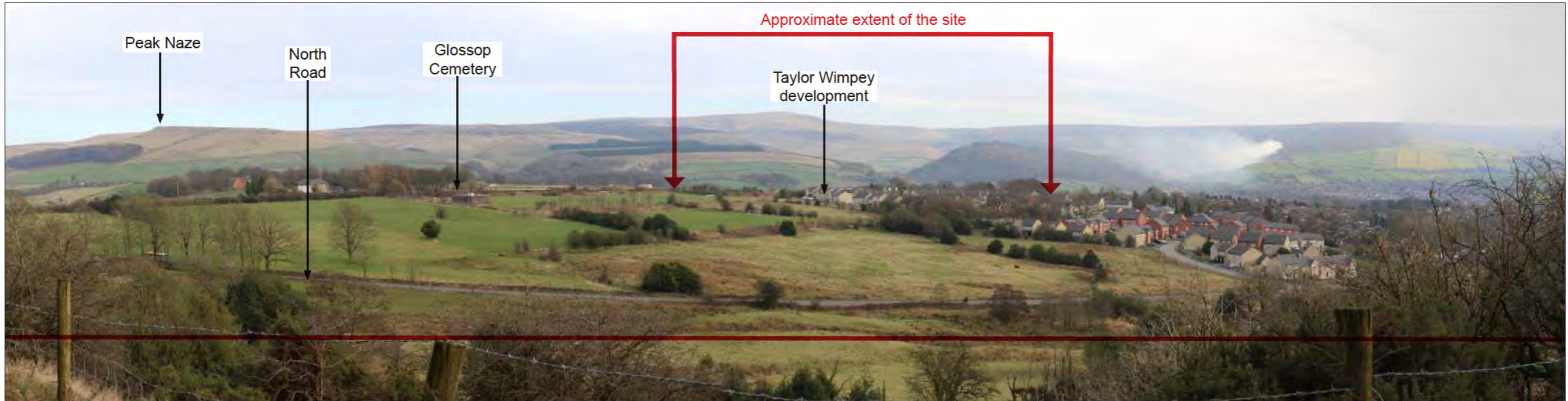
<b>Photoviewpoint 15:</b> Taken from PRoW 'Glossop FP115'	<b>Distance from Site:</b> 470m	<b>Orientation:</b> South-West	<b>Coordinates:</b> SK 03736 95876
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<b>Photoviewpoint 16:</b> Taken from North Road	<b>Distance from Site:</b> 450m	<b>Orientation:</b> South-East	<b>Coordinates:</b> SK 03054 95659
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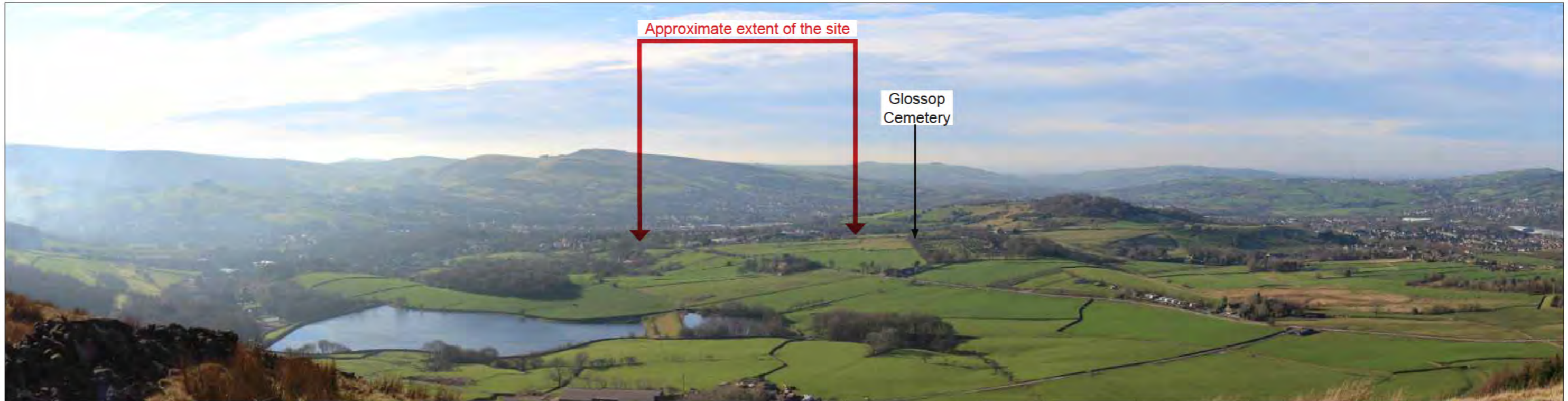
<b>Photoviewpoint 17:</b> Taken from PRoW 'Glossop FP 104'	<b>Distance from Site:</b> 790m	<b>Orientation:</b> North-East	<b>Coordinates:</b> SK 02724 95086
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<b>Photoviewpoint 18:</b> Taken from Hilltop Road	<b>Distance from Site:</b> 520m	<b>Orientation:</b> South-East	<b>Coordinates:</b> SK 02934 95531
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<b>Photoviewpoint 19:</b> Taken from the Glossop Low Quarries (dis) on Cock Hill (Open Access Land)	<b>Distance from Site:</b> 2.18km	<b>Orientation:</b> South-West	<b>Coordinates:</b> SK 05747 95923
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<b>Photoviewpoint 20:</b> Taken from Peak Naze (Open Access Land)	<b>Distance from Site:</b> 1.48km	<b>Orientation:</b> South-West	<b>Coordinates:</b> SK 04459 96590
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<b>Photoviewpoint 21:</b>	Taken from a path on Open Access Land	<b>Distance from Site:</b>	1.25km	<b>Orientation:</b>	West	<b>Coordinates:</b>	SK 04915 95163
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By retaining, managing and strengthening existing Linear Green Infrastructure corridors, the density of development would be broken up by mature vegetation and the visual amenity of sensitive receptors to the general north/north east of the site (Peak District National Park, Glossop Cemetery and nearby playing fields) protected.

Visual amenity could be further enhanced through the creation of a POS or an area of natural habitat in the northern part of the site to be enhanced by clusters of tree planting. This area is designated as Green Belt and is the most visually sensitive part of the site due to its more elevated topography.

Tapering down the overall height of the northern edge of the development towards Cemetery Road would create a softer edge to the built form on the approach to Glossop and when combined with the sloping topography of the site, would reduce the height of the settlement edge when viewed from vantage positions to the north and north-east of the site.

Development should not disrupt the natural skyline and the established built roofline. By tapering development and controlling building heights, development should be partially screened by existing vegetation and tie in with the existing and relatively new housing development adjacent.



The retention of the existing drystone wall along the eastern boundary would make sure that the proposed site is in keeping with the 'occasional dry-stone walls' characteristic of the Settled Valley Pastures.



By offsetting or lowering the density of development adjacent to Cemetery Road and to the south of existing dwellings at the junction of Cemetery Road and the B6105/Woodhead Road, the low density character of built form at the edge of Glossop would be reflected in the layout of the site.

Incorporation of GI corridors and set backs between the proposed development parcels and the existing TPO trees along the western and eastern site boundaries would protect the health and visual amenity of the veteran trees.

Creating an offset for built form in the south-east corner of the site would align development with the properties off Kingsmoor Fields and assimilate development into the townscape of Glossop. Planting woody vegetation to create a boundary hedgerow with hedgerow trees along the boundary of this offset would enhance the screening provided by offsite vegetation including the nearby beech woodland copse to protect the visual amenity of the nearby 'Old Glossop' Conservation Area to the general southwest and nearby Grade II Listed building to the west of the site.



Old Glossop Conservation Area ~ 215m southeast of the site

Cherry laurel hedging surrounding the built form of the on-site 'Pony Patch' business is tall and overhangs the adjacent sections of the Public Rights of Way 'Glossop FP110' and 'The Heath' road. The evergreen, non-native hedgerow creates an enclosed character which is incongruent with the wider landscape character and considered to reduce the visual amenity of these corridors.

Of note, cherry laurel has been selected to create boundary hedgerows around the front gardens of new properties off Cherry Grove.

















It is recommended that the planting proposals for the site select locally native species to comprise a mix of species in line with the 'Settled Valley Pastures' Landscape Character Area guidance. In addition, the on-site cherry laurel hedgerow could be replaced to create a more open character to the footpath and visual connectivity between the existing and proposed developments.



The site should be integrated into the local Public Rights of Way network by incorporating the existing PRoWs that traverse and adjoin the western, eastern and southern boundaries. These could be incorporated into new, publicly accessible GI corridors. This will also serve to protect and enhance the recreational and amenity value of these routes for users.

PRoW 'Glossop FP109' may need to be redirected to incorporate it into a green corridor and to accommodate development.

The proposed development will need to have regard to the existing adjoining residential development to the general south of the site. New buffer planting could be introduced adjacent to the southern boundary to help protect the visual amenity and privacy of these existing residents. New planting will also enhance the visual amenity of recreational users of PRoW 'Glossop FP179'.

-  Site Boundary
-  Boundaries of the development to comprise active frontages with roof-line elevations equal or less than properties off Cherry Grove and Kingsmoor Fields to the immediate west and south of the site respectively.
-  Active frontages and set backs from the adjacent site boundaries will offer a softer interface / green frontages with space afforded for the retention of existing adjoining high canopy stock.
-  Proposed POS or natural habitat area to comprise ecology habitats for wildlife benefit and woody vegetation (tree, scrub and hedgerow planting) to filter views of the development and soften the appearance of the development edge.
-  Linear Green Infrastructure to be retained, protected and enhanced by additional planting to include oaks, field maple, rowan and holly for year round screening.
-  New native hedgerow planting to enhance and extend existing GI corridors.
-  Sloping topography of the site to be protected to respect the local landform
-  On-site Public Rights of Way
-  Off-site Public Rights of Way connecting to the site boundary
-  Woodland copses / Tree Preservation Orders located adjacent to or in the immediate vicinity of the site. GI corridors will enhance connectivity between these areas of habitat.
-  Proposed POS to create development offsets that align the proposed development with existing development and/or respect existing skylines
-  Green infrastructure corridors to incorporate the redirected PRoW 'Glossop GP109' and connect the local PRoW network around the site for recreational use and wildlife benefit.
-  Proposed higher density development
-  Proposed lower density development / POS
-  Grade II Listed Building - Laneside Farm
-  Drystone wall

Project Land at Wimberry Hill Farm, Glossop

Drawing Title Landscape Opportunities and Constraints

Scale Not to scale

Drawing No. 10355/P19a

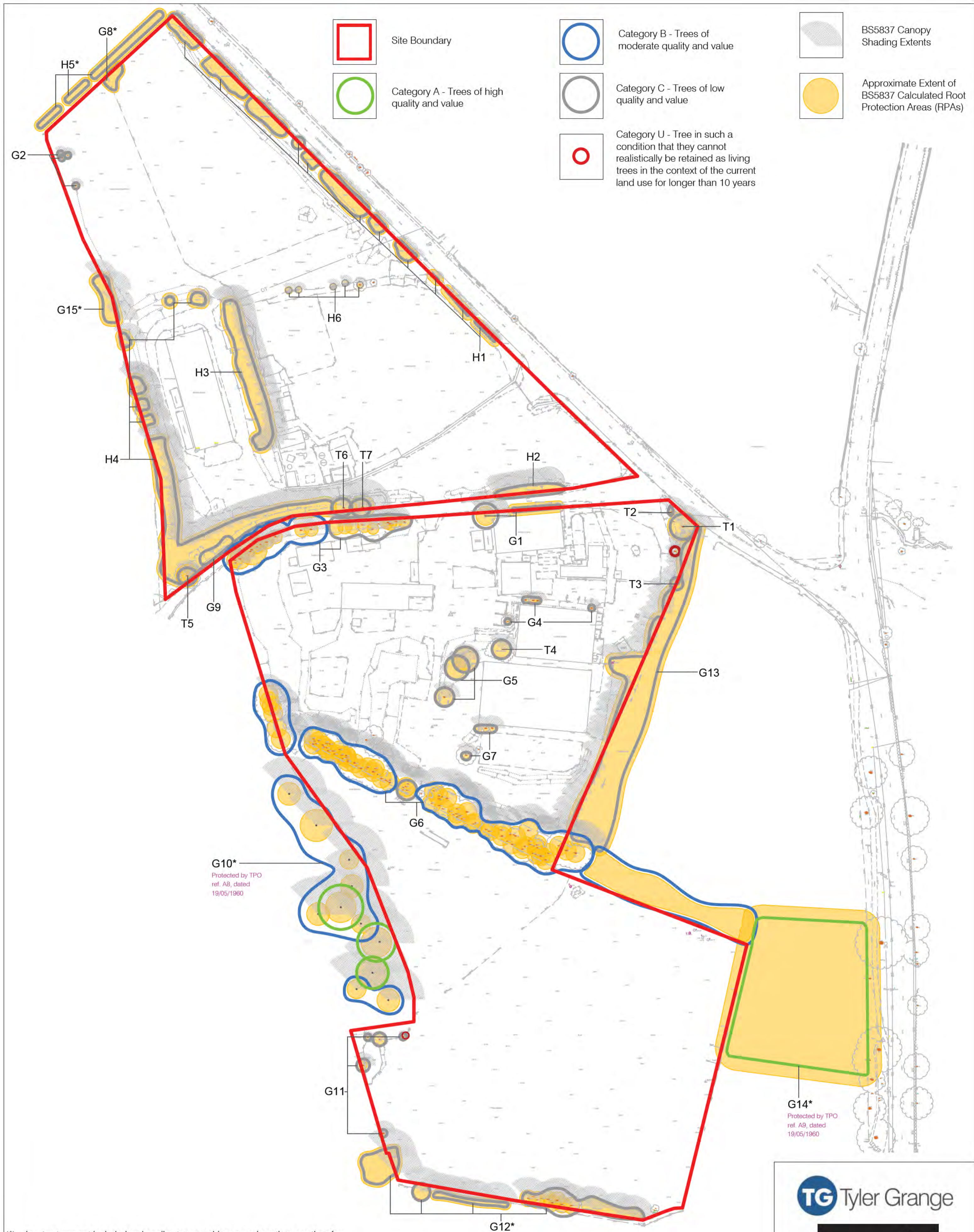
Date March 2020

Checked GLJAL



TG Tyler Grange

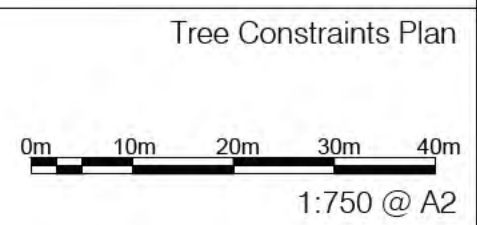




\* - denotes trees not included on baseline topographic survey. Locations are therefore approximated utilising on-site observations and aerial photography.

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Project Land at Wimberly Hill Farm, Glossop  
 Drawing No 10355/P03a  
 Date January 2020

EP5

By retaining, managing and strengthening existing Linear Green Infrastructure corridors, the density of development would be broken up by mature vegetation and the visual amenity of sensitive receptors to the general north/north east of the site (Peak District National Park, Glossop Cemetery and nearby playing fields) protected.

Visual amenity could be further enhanced through the creation of a POS or an area of natural habitat in the northern part of the site to be enhanced by clusters of tree planting. This area is designated as Green Belt and is the most visually sensitive part of the site due to its more elevated topography.

Cherry laurel hedging surrounding the built form of the on-site 'Pony Patch' business is tall and overhangs the adjacent sections of the Public Rights of Way 'Glossop FP110' and 'The Heath' road. The evergreen, non-native hedgerow creates an enclosed character which is incongruent with the wider landscape character and considered to reduce the visual amenity of these corridors.

Of note, cherry laurel has been selected to create boundary hedgerows around the front gardens of new properties off Cherry Grove.

It is recommended that the planting proposals for the site select locally native species to comprise a mix of species in line with the 'Settled Valley Pastures' Landscape Character Area guidance. In addition, the on-site cherry laurel hedgerow could be replaced to create a more open character to the footpath and visual connectivity between the existing and proposed developments.



The site should be integrated into the local Public Rights of Way network by incorporating the existing PRoWs that traverse and adjoin the western, eastern and southern boundaries. These could be incorporated into new, publicly accessible GI corridors. This will also serve to protect and enhance the recreational and amenity value of these routes for users.

PRoW 'Glossop FP109' may need to be redirected to incorporate it into a green corridor and to accommodate development.

The proposed development will need to have regard to the existing adjoining residential development to the general south of the site. New buffer planting could be introduced adjacent to the southern boundary to help protect the visual amenity and privacy of these existing residents. New planting will also enhance the visual amenity of recreational users of PRoW 'Glossop FP179'.

Tapering down the overall height of the northern edge of the development towards Cemetery Road would create a softer edge to the built form on the approach to Glossop and when combined with the sloping topography of the site, would reduce the height of the settlement edge when viewed from vantage positions to the north and north-east of the site.

Development should not disrupt the natural skyline and the established built roofline. By tapering development and controlling building heights, development should be partially screened by existing vegetation and tie in with the existing and relatively new housing development adjacent.



The retention of the existing drystone wall along the eastern boundary would make sure that the proposed site is in keeping with the 'occasional dry-stone walls' characteristic of the Settled Valley Pastures.



By offsetting or lowering the density of development adjacent to Cemetery Road and to the south of existing dwellings at the junction of Cemetery Road and the B6105/Woodhead Road, the low density character of built form at the edge of Glossop would be reflected in the layout of the site.

Incorporation of GI corridors and set backs between the proposed development parcels and the existing TPO trees along the western and eastern site boundaries would protect the health and visual amenity of the veteran trees.

Creating an offset for built form in the south-east corner of the site would align development with the properties off Kingsmoor Fields and assimilate development into the townscape of Glossop. Planting woody vegetation to create a boundary hedgerow with hedgerow trees along the boundary of this offset would enhance the screening provided by offsite vegetation including the nearby beech woodland copse to protect the visual amenity of the nearby 'Old Glossop' Conservation Area to the general southwest and nearby Grade II Listed building to the west of the site.



Old Glossop Conservation Area - 215m southeast of the site

- Site Boundary
- Boundaries of the development to comprise active frontages with roof-line elevations equal or less than properties off Cherry Grove and Kingsmoor Fields to the immediate west and south of the site respectively.
- Active frontages and set backs from the adjacent site boundaries will offer a softer interface / green frontages with space afforded for the retention of existing adjoining high canopy stock.
- Proposed POS or natural habitat area to comprise ecology habitats for wildlife benefit and woody vegetation (tree, scrub and hedgerow planting) to filter views of the development and soften the appearance of the development edge.
- Linear Green Infrastructure to be retained, protected and enhanced by additional planting to include oaks, field maple, rowan and holly for year round screening.
- New native hedgerow planting to enhance and extend existing GI corridors.
- Sloping topography of the site to be protected to respect the local landform
- On-site Public Rights of Way
- Off-site Public Rights of Way connecting to the site boundary
- Woodland copses / Tree Preservation Orders located adjacent to or in the immediate vicinity of the site. GI corridors will enhance connectivity between these areas of habitat.
- Proposed POS to create development offsets that align the proposed development with existing development and/or respect existing skylines
- Green infrastructure corridors to incorporate the redirected PRoW 'Glossop GP109' and connect the local PRoW network around the site for recreational use and wildlife benefit.
- Proposed higher density development
- Proposed lower density development / POS
- Grade II Listed Building - Laneside Farm
- Drystone wall

Project Land at Wimberly Hill Farm, Glossop

Drawing Title Landscape Opportunities and Constraints

Scale Not to scale

Drawing No. 10355/P19a

Date March 2020

Checked GL/AL



TG Tyler Grange

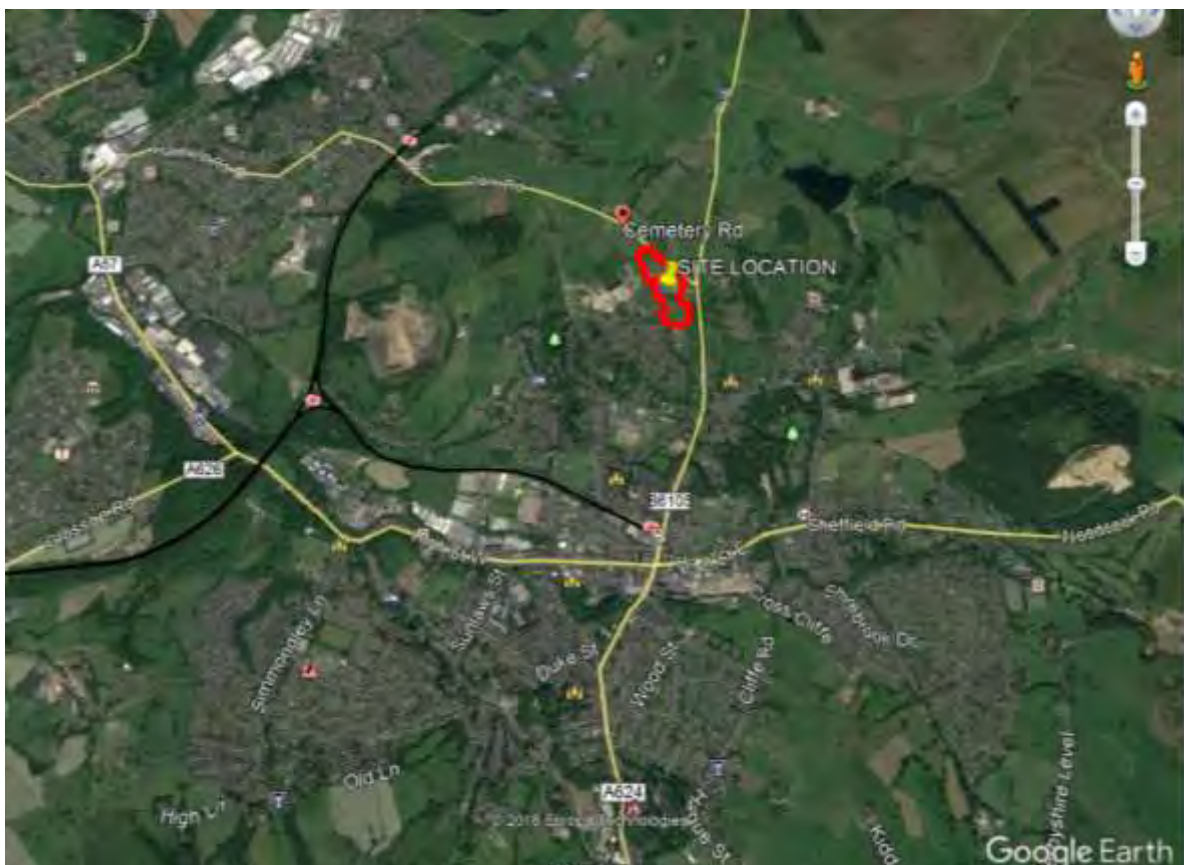
EP6

## Potential Residential Development Wimberry Hill Farm, Woodhead Road, Glossop WB/18405/TN01 - 06 September 2018

### Introduction

1. SCP is instructed to provide expert highways and transport advice in respect of the potential residential development of Wimberry Hill Farm Woodhead Road, Glossop.
2. The location of the site in relation to Glossop is illustrated at Figure 1 below:

**Figure 1 – Site Location – Local Context**



### Existing Situation

3. The site is found around 1.25km to the north of the centre of Glossop, on the edge of the built up area. The site is divided by a private road known as The Heath. The site has frontage onto Cemetery Road.

4. Cemetery Road has a footway along its southern edge which is lit and well surfaced. It is subject to a mandatory 40 mph speed limit and has a carriageway width of around 5.7 m.
5. To the east Cemetery Road joins the B6105 Woodhead Road at a simple priority T junction. Woodhead Road is subject to a 40 mph speed which reduces to 30 mph around 160m south of the junction with Cemetery Road on the approach to the centre of Glossop.
6. There are a number of public rights of way in the vicinity of the site and they are illustrated at **Appendix 1**. The public rights of way provide links to into the centre of Glossop.
7. Immediately to the south west of the site there is a newly constructed residential scheme which takes access from North Road as can be seen on Figure 2 below together with public rights of way, coloured purple:

**Figure 2 – Site Location Plan**



8. The road safety record around the site has been assessed using the DfT data covering the most recent 5 year period. The data revealed 1 incident at the junction of Cemetery Road with Woodhead Road which involved slight injury only, 1 incident along Cemetery Road near to the access to the cemetery.
9. There is no apparent pattern to the accidents which indicates that there is no particular highway issue in the vicinity of the site.
10. A traffic survey was carried out at the junction of Cemetery Road/Woodhead Road on Wednesday 18<sup>th</sup> May 2016 between the hours of 0700-0900 and 1600-1800. The peak hours have been identified as 0800-0900 and 1700-1800 and the traffic flows have been summarised in the peak hours in **Appendix 2**. The table below summarises the traffic movements on these roads:

	<b>AM PEAK</b>	<b>PM PEAK</b>
<b>Cemetery Road Eastbound</b>	203	230
<b>Cemetery Road Westbound</b>	247	207
<b>Woodhead Road (north) Northbound</b>	128	106
<b>Woodhead Road (north) Southbound</b>	117	153
<b>Woodhead Road (south) Northbound</b>	351	293
<b>Woodhead Road (south) Southbound</b>	296	364

11. The in and out movements were also recorded at the existing access points in and around the site to establish the level of traffic generated from the site at the moment. The survey summarises the access results as follows at Figure 3 below:

**Figure 3 – Survey Locations**



12. The surveys revealed that there was no traffic generated by either the depot or the Garden Centre. There was minimal traffic generated from The Heath, with 7 movements recorded in the morning peak and 12 in the evening peak.
13. Traffic speeds were recorded on Cemetery Road and Woodhead Road and were found to be around 40 mph on both roads (85<sup>th</sup> percentile wet weather speeds).

## **Policy Considerations**

### **National Policy**

14. National Transport Policy is set out in the NPPF (July 2018).
15. NPPF identifies at para 108 that development proposals should take up appropriate opportunities to promote sustainable transport modes, given the type of development and location, provide safe and suitable access for all modes of travel and, look to cost effectively mitigate any significant impacts in terms of capacity, congestion and road safety from the development.
16. Development should only be prevented or refused on highway grounds if there would be unacceptable impacts on highway safety, or the residual cumulative impacts on the road network would be severe.
17. Development should also give priority first to pedestrian and cycle movements and where possible provide access to high quality public transport and address the needs of people with disabilities and reduced mobility in relation to all modes of transport.

### **Local Transport Policy**

#### [Derbyshire Local Transport Plan \(LTP3\)](#)

18. High Peak Borough Council adopted the Derbyshire Local Transport Plan (LTP3) in 2011 and covers the period up to 2026. This regional plan supports healthier lifestyles and also aims to support the reduction in the need to travel. LTP3 seeks to utilise Greenway Strategies. These strategies aim to deliver sustainable and healthy routes to schools, shops, work places and local amenities on designated green routes out of the town and into the surrounding countryside.
19. The Derbyshire Local Transport Plan's key priorities are to provide the following:
  - Efficient transport network management



- Better safety and security
- Well maintain roads and rights of way
- Improving local accessibility and achieving healthier travel habits
- A considered approach to new infrastructure

#### *LTP3 – Policy 6CS Design Guidance*

20. High Peak Borough Council adopted the Derbyshire Local Transport Plan (LTP3) in 2011 and covers the period up to 2026. This regional plan supports healthier lifestyles and also aims to support the reduction in the need to travel. LTP3 seeks to utilise Greenway Strategies. These strategies aim to deliver sustainable and healthy routes to schools, shops, work places and local amenities on designated green routes out of the town and into the surrounding countryside.
21. The policy provides guidance on the assessments of developments and that the design of developments should seek to achieve the following:
  - Promote sustainable travel through the provision of pedestrian and cycle connections.
  - Address the environmental impact of travel.
  - Reduce the need to travel, especially by car.
  - Promote, provide or improve public transport services or links to existing provisions.
22. High Peak Borough Council adopted the Derbyshire Local Transport Plan (LTP3) in 2011 and covers the period up to 2026. This regional plan supports healthier lifestyles and also aims to support the reduction in the need to travel. LTP3 seeks to utilise Greenway Strategies. These strategies aim to deliver sustainable and healthy routes to schools, shops, work places and local amenities on designated green routes out of the town and into the surrounding countryside.
23. This regional guidance has an advisory limit of 400 units or up to 8ha for employment land to be served from one access point. This is to be reviewed on a case by case basis.

#### *High Peak Borough Council Local Plan (Adopted April 2016)*

24. Policy S 1 Sustainable Development Principles

‘The Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area. This will be achieved by: Meeting most development needs within or adjacent to existing communities; Making effective use of land (including the remediation of contaminated land and reuse of brownfield land), buildings and existing infrastructure; Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment); .....Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations...Minimising the need to travel by promoting development in locations where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport with minimal reliance on the private car.....Maintaining and where possible enhancing accessibility to a good range of services and facilities, and ensuring existing infrastructure and services have the capacity to support development when required.

25. Policy S 1a Presumption in Favour of Sustainable Development

26. ‘When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted’.

27. Policy EQ 6 Design and Place Making

‘All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. This will be achieved by..... Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities...’

28. Policy H 1 Location of Housing Development

‘The Council will ensure provision is made for housing taking into account all other policies in this 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’.

29. Policy CF 3 Local Infrastructure Provision

‘The release of land for development will be informed by capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services and community facilities, where necessary. This will be achieved by:... Requiring that new development is suitably located and supported by appropriate complementary measures to ensure accessibility to services and jobs and the health and well-being of local .....Securing new transport infrastructure, including for walking and cycling that help to address traffic congestion issues and support growth identified in the Local Plan. Improvements should encourage modal shift from the private car where possible. New development will only be permitted where the infrastructure necessary to serve it is either available, or where suitable arrangements are in place to provide it. Arrangements for the provision, or improvement of infrastructure directly related to a planning application will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission. This will ensure that the necessary improvements can be completed prior to occupation of development, or the relevant phase of a development. Subject to development viability and further consideration by the Council, infrastructure required to support the cumulative impact of household and population growth in High Peak will be supported by investment from a Community Infrastructure Levy.

Policy CF 6 Accessibility and Transport

‘The Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of

transport and help deliver the priorities of the Derbyshire Local Transport Plan. This will be achieved by:

- Delivering sustainable patterns of development;
- Ensuring that additional growth within the Market Towns and Larger Villages is managed and where possible, accompanied by accessibility improvements;
- Promoting a balanced distribution of housing and employment;
- Ensuring the development of social, cultural and community facilities in locations that allow for ease of access by multiple methods of transportation;
- Requiring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development;
- Requiring that new development can be integrated within existing or proposed transport infrastructure to further ensure choice of transportation method and enhance potential accessibility benefits ...
- .Requiring that facilities are well related to public transport infrastructure and provide high standards of accessibility to all sectors of the community;
- Supporting innovative schemes to secure the local delivery of public services in rural communities and other areas with poor public transport, in particular the delivery of some services through the use of mobile services and technology will be encouraged where this results in better local provision;
- Ensuring development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic;
- Supporting transport infrastructure and services;
- Supporting highways and junction improvements required to address the cumulative impact of development across High Peak as identified in the High Peak Local Plan Transport Study and Infrastructure Delivery Plan
- Promoting the maintenance and introduction of appropriate facilities to support cyclists, pedestrians and horse riders, ensuring that development supports the use of local

cycleway and pathway networks to improve choice of travel and ensuring safe access to developments on foot and by bicycle

- Encouraging and promoting improvements to public transport networks in association with the Local Highway Authority, Network Rail and other providers
- Approving developments provided that the capacity and design of the transport network serving the site will reasonably accommodate the anticipated increase in travel without materially harming highway safety or local amenity. In addition, the traffic generated by the development will not unduly interrupt the safe and free flow of traffic on trunk or primary roads or materially affect existing conditions to an unacceptable extent
- Requiring applicants to submit and implement Travel Plans (or Travel Plan Statements) and Transport Assessments to support relevant proposals, as advised by the Highways Authority
- Requiring applicants to submit details of parking which includes the proposed parking provision based on an assessment of the parking needs of the development and the impact on the surrounding road network.

Developments which will lead to an increase in traffic or include parking provision will need to submit details. The details should be proportionate to the impact of the development. Guidance on parking is given in Appendix 1.

Developer contributions or funding pooled through a Community Infrastructure Levy will be used to deliver transport and accessibility improvements required to accord with this policy. Further details are provided in Policy CF7 and Infrastructure Delivery Plan. In the event that a Community Infrastructure Levy is adopted, the Regulation 123 "Infrastructure List" will also specify appropriate measures to be funded'.

30. Policy CF 7 Planning Obligations and Community Infrastructure Levy

'Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions.

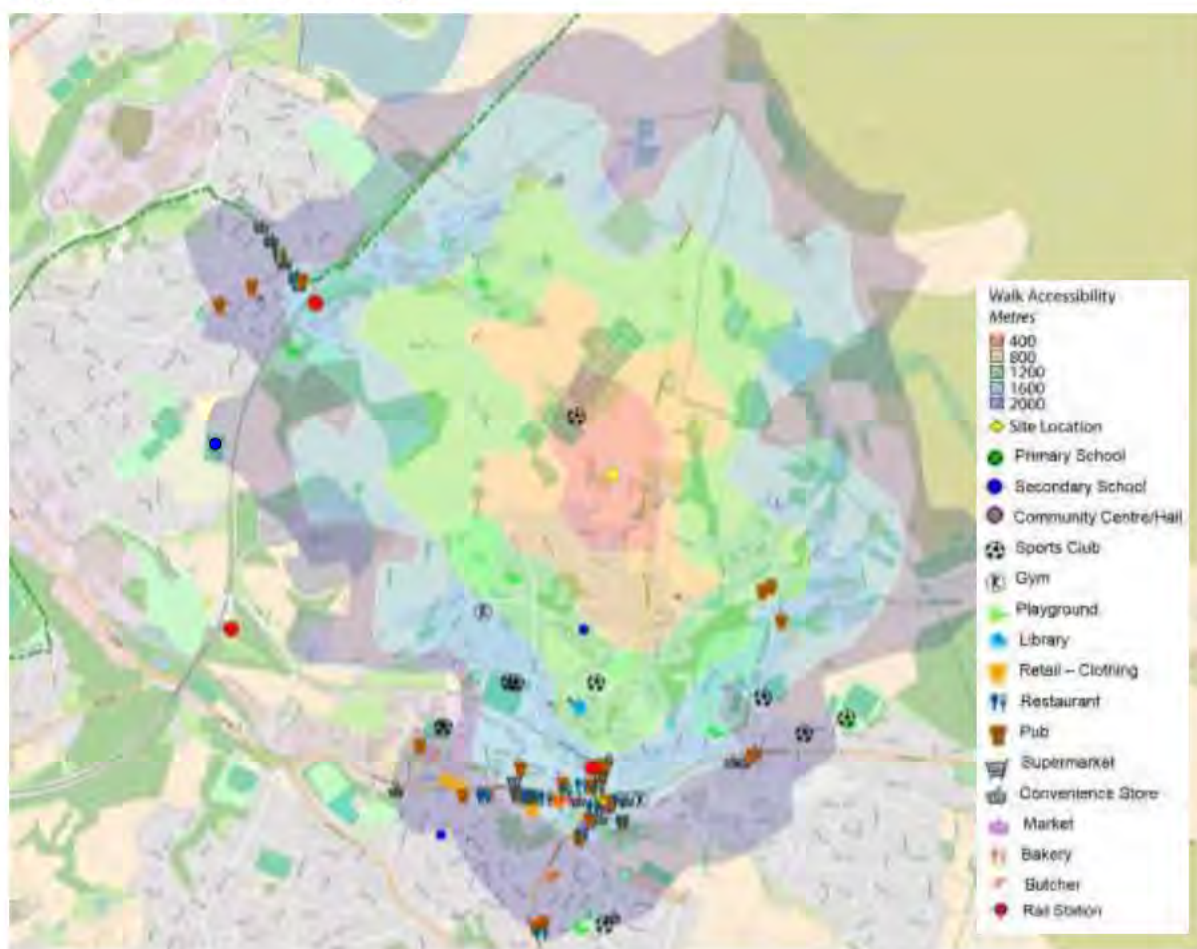
### **Accessibility Appraisal**

31. The site is located approximately 1.25km from the centre of Glossop, which has a range of shopping, leisure, employment and education facilities within it. Full details of these facilities are shown in Figure 4.
32. NPPF states that transport policies have an important role to play in facilitating sustainable development. It states that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. The following assessment describes the accessibility of the application site in relation to the sustainable transport choices available to future residents.

#### *Pedestrian Access*

33. In addition to the existing footways along Cemetery Road and Woodhead Road there are a number of Public Rights of Way running along the western boundary and through the southern part of the site. These will allow links between the site and Cemetery Road, Woodhead Road and Heath Road via Bowden Road and Bexley Close.
34. The GIS based TRACC software has been used to plot an actual walk distance of 2000m from the site, which is the preferred maximum walk distance set out in the Institute of Highways & Transportation (IHT) guidelines 'Providing for Journeys on Foot' and 'Guidelines for Traffic Impact Assessment'. The TRACC plan is shown below at Figure 4 and utilises footways and all public footpaths local to the site.

Figure 4 – Walk Accessibility



35. The development site is located within an easy walk distance of Glossopdale Community College, the Duke of Norfolk Church of England Primary School and All Saints Catholic Primary School. These are all approximately 1km walk from the centre of the site, depending upon which route is taken. This is equivalent to a 12 minute walk.
36. The nearest shops are located in Glossop Town Centre and Hadfield, including a Co-Op supermarket 1.3km from the site and an Aldi, 1.6km from the site. There are a wide range of shops and facilities between 1.2-1.8km from the site which are typical of a market town of this size. They include the following;
- Supermarkets
  - Convenience stores
  - Pubs
  - Restaurants

- Doctors
- Dentists
- Bakery
- Butchers
- Hairdressers
- Pharmacies
- Post Office
- Library
- Gym
- Play areas

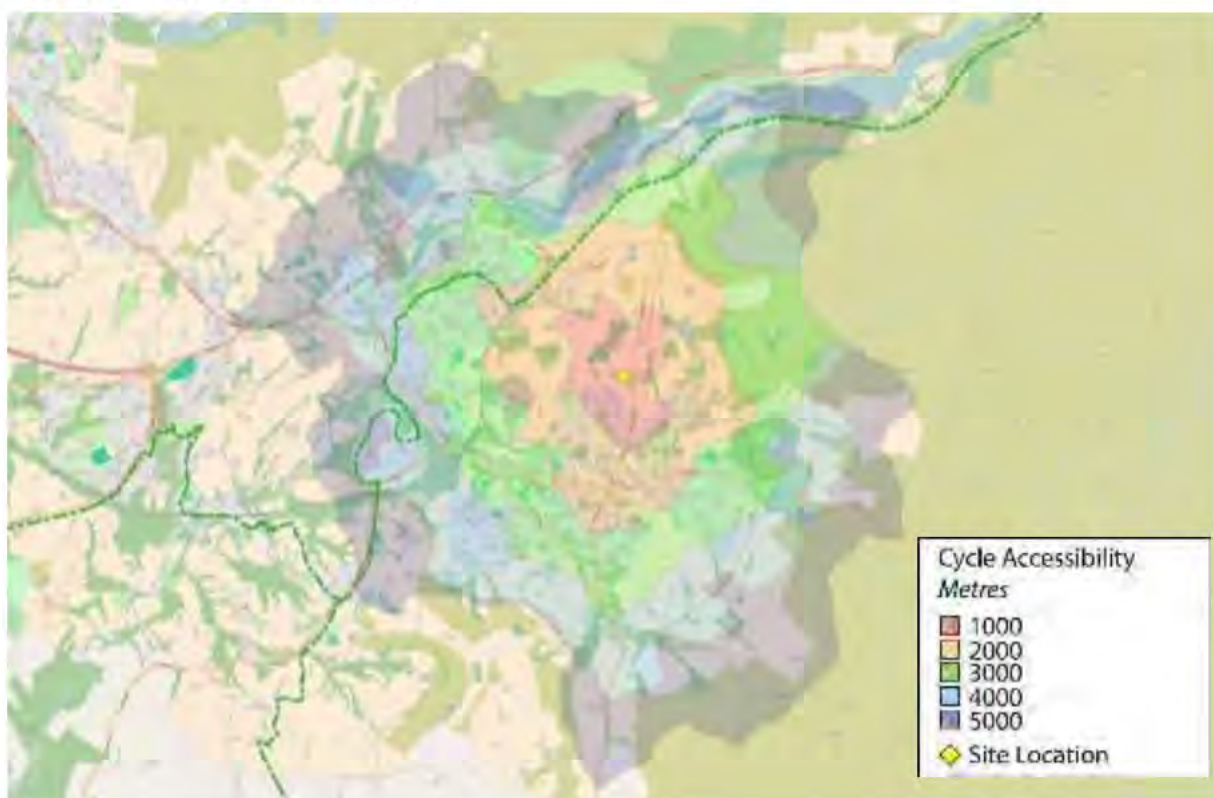
37. The plan and table above show that there are a good range of local facilities available within a 2km walk distance of the site. This area includes both Primary and Secondary education, convenience stores and a supermarket. There is a continuous footway between the site and both Hadfield and Glossop Town Centres.

#### *Cycling*

38. An actual cycle distance of 5km from the site has been plotted using TRACC software and this is shown below in Figure 5. The area covered by this cycle distance includes the whole of Glossop, Hollingworth, Tintwistle, Dinting, Simmondley, Glossop, Woolley Bridge, Padfield and Hadfield.



**Figure 5 – Cycle Accessibility**



39. The nearest formal cycle route to the site runs from Hadfield north towards Sheffield or south through Gamesley towards New Mills as a combination of on and off road cycle routes. This is part of National Cycle Route 62, Trans-Pennine Trail which runs coast to coast from Fleetwood to Selby and is shown on Figure 5 as a green dashed line.

*Public Transport - Bus*

40. The nearest bus services are available from Hall Meadow Road and Talbot Road, approximately 700m from the site. A summary of the bus service is shown below.

### Bus Service Summary

Service Number	Route Description	Maximum Frequency	
		Monday - Saturday	Sunday
<b>Hall Meadow Drive</b>			
390	Whitfield-Glossop-Old Glossop (both directions)	Every 30 mins	-
<b>Talbot Road</b>			
393	Padfield-Hadfield-Glossop-Shirebrook Park (Circular)	Every 60 mins	-
69B	Glossop-Chinley-Chapel (School Service)	2 x weekday	-

41. Bus service no. 390, runs every 30 minutes from Old Glossop through the town and south to Whitfield, Monday to Saturday. A further local bus service is available from Talbot Road every 60 minutes and there is a bus service to Chapel High School on weekdays only.

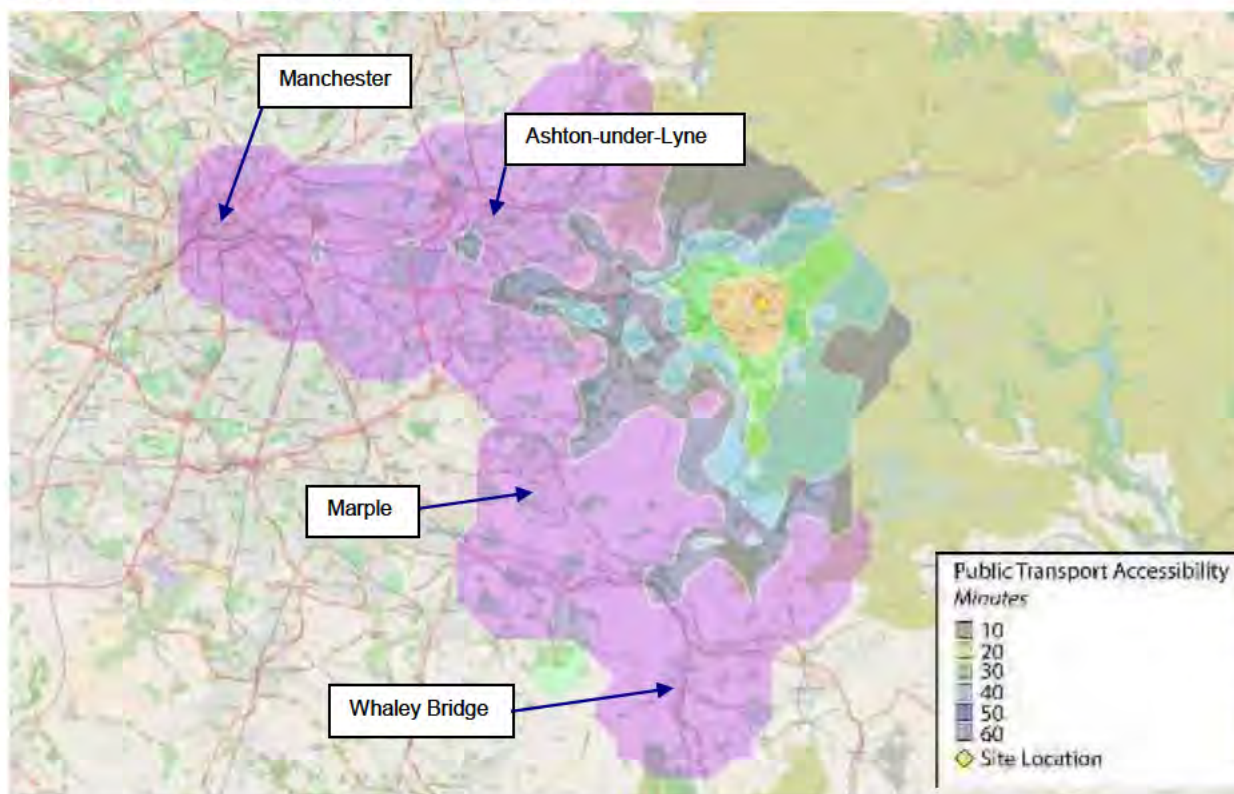
#### *Public Transport - Rail*

42. The nearest Railway Station is located to the north of the centre of Glossop town centre and is approximately 1.2km walk distance from the site. The station is served by trains running every twenty minutes to Manchester Piccadilly via Hadfield, Dinting, Broadbottom, Hattersley, Newton for Hyde and Guide Bridge.
43. The journey to Manchester takes between 37 and 48 minutes, depending on the number of stops for that particular service.

#### *Public Transport – Bus/Rail Combined*

44. A TRACC plot for a 60 minute journey by public transport has been prepared and is shown below in Figure 6. The plan demonstrates that areas such as Manchester City Centre, Mossley, Ashton-Under-Lyme, Whaley Bridge, New Mills, Stalybridge and Droylsden can all be reached by bus or train in 60 minutes. This provides a wide catchment for prospective residents and suggests that public transport affords an alternative to the private car for residents commuting from the site.

**Figure 6 – Public Transport Accessibility**



### *SUMMARY*

45. The site is located on the edge of the existing built-up area of Glossop and the Town Centre is approximately 1.6km from the site. The town centre has a wide range of facilities, including healthcare, leisure and shopping opportunities.
46. In particular, both Primary and Secondary Schools are within a very easy walk distance which will minimise unnecessary car trips on the local highway network.
47. The site benefits from being on the edge of an urban area as there is a wide range of open space, amenity and children's playgrounds a short walk away.
48. There are regular buses from the bus stops located on Hall Meadow Road and Talbot Road, which provide access to the local area. The GIS based software has demonstrated that Manchester City Centre, Ashton-under-Lyne, Stalybridge, Marple, Whaley Bridge and New Mills are all within a 60 minute journey by public transport.
49. The site therefore has a good level of accessibility for those without the use of a car or as an alternative to using the car for local trips. There are a wide range of options for travel to and from the site which means travel is not restricted to the use of the private car.

## Development Potential

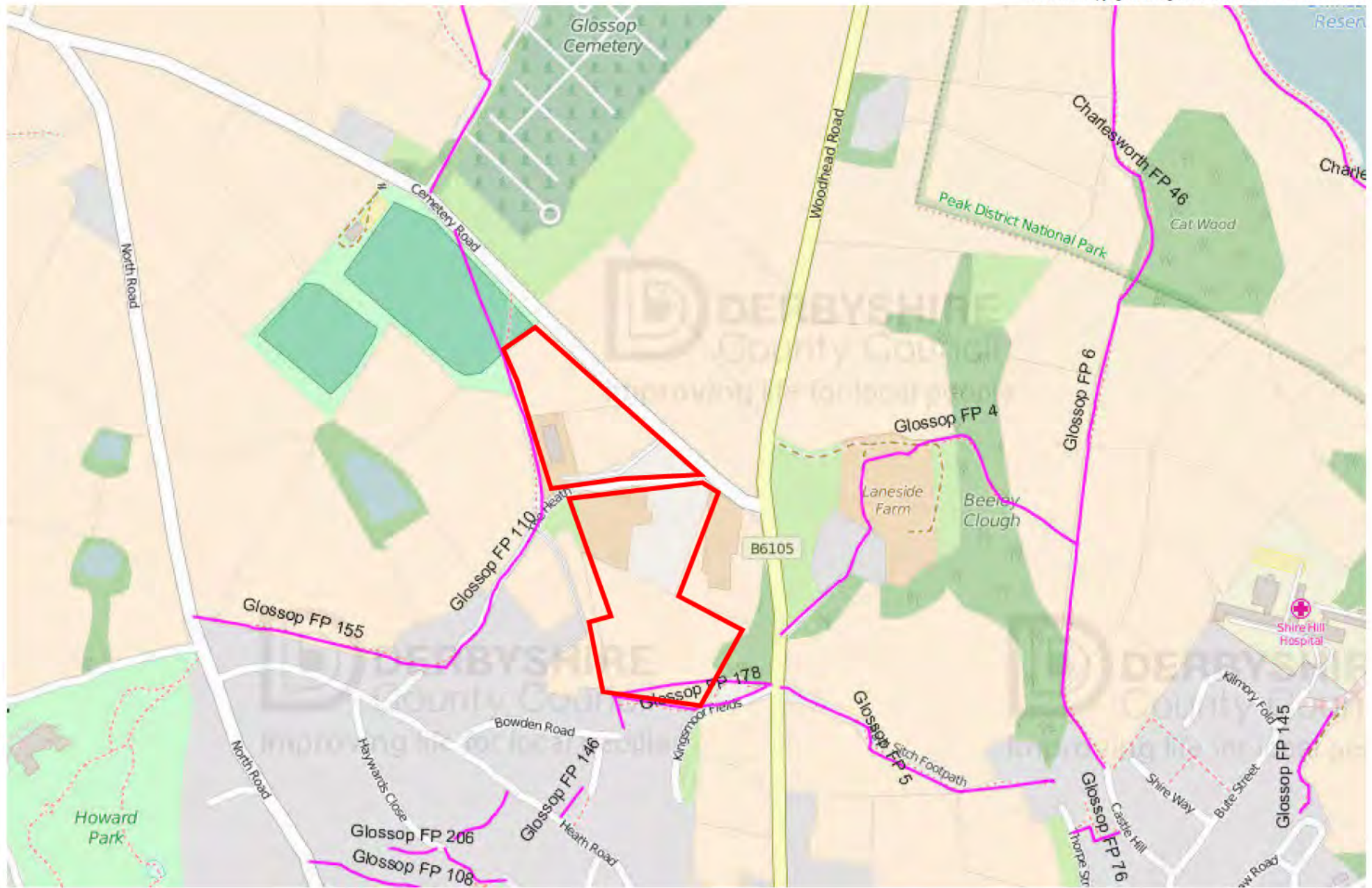
50. Consideration has been given to a potential development of around 110 dwellings with access taken from two locations as illustrated at **Appendix 3**. The proposed accesses would provide safe levels of visibility based upon the recorded vehicle speeds on Cemetery Road.
51. There is potential to provide links onto the existing public rights of way and this would maximise the pedestrian accessibility to local facilities.
52. Based upon the TRICs database a development of 110 dwellings would be anticipated to generate around 60 vph (total two way) during the peak highway hours. The current uses on the site (ie garden centre and warehousing) have the potential to attract traffic movements and again using the TRICs database the existing land uses have the potential to attract between 37 vph (am peak) and 43 vph (pm peak).
53. As such the net traffic impact of a residential scheme at Wimberry Hill Farm would be between 24 vph (am peak) and 18 vph (pm peak).
54. This level of increase in flow on Cemetery Road cannot be considered to represent a material impact on the local highway network.
55. Indeed, capacity tests at the proposed site accesses and at the junction of Cemetery Road with Woodhead Road have been undertaken and they have all been found to operate with significant spare capacity and with minimal queues.

## Conclusions

56. The potential to develop around 110 dwellings at Wimberry Hill Farm has been assessed and there can be no highways reason to reject the site. Indeed the potential net traffic impact of the scheme would be minimal at no more than 1 additional vehicle every 3 minutes on average during the highway peak hours.
57. The site is located within 1.25km of the centre of Glossop and offers a range of modes of travel to the local facilities within Glossop.
58. Travel further afield is available from Glossop rail station by train or by bus or cycle.
59. The site also links well with existing public rights of way within Glossop and the development site can be designed to make maximum use of the public rights of way to the benefit of pedestrians.

**S|C|P**

# **APPENDIX 1**



Project Title  
**Proposed Residential Development, Wimberry Farm, Glossop**

Drawing Title  
**Public Rights of Way in the vicinity of the site**

Scale  
**NTS**

Date  
**May 16**

Approved/Unapproved  
**UNAPPROVED**

By  
**GW**

Checked  
 \_\_\_\_\_

Status  
**PLANNING**

Rev	Description	Date	By
-	-	-	-
-	-	-	-
-	-	-	-

Drawing No.  
**Appendix 1**

Revision  
 \_\_\_\_\_

**S|C|P**

## **APPENDIX 2**

Site 1: B6105 Woodhead Road/Cemetery Road

A: B6105 Glossop

Day: Wednesday

B: Cemetery Road

Date: 18 May 2016

C: B6105 Woodhead

Weather: Rain AM/Fine & Mainly Cloudy PM

A - B

A - C

Time	Car	LGV	OGVI	OGV2	P/C	M/C	PSV	Total	Car	LGV	OGVI	OGV2	P/C	M/C	PSV	Total
07:00	18	1	0	1	0	0	1	21	23	5	1	3	0	0	0	32
07:15	19	9	1	0	0	0	0	29	27	3	0	0	0	0	0	30
07:30	32	4	0	1	0	0	0	37	27	7	0	1	0	0	0	35
07:45	27	4	0	0	0	0	1	32	16	5	0	0	0	0	0	21
08:00	24	3	3	0	0	0	0	30	21	5	0	2	0	0	1	29
08:15	47	8	6	0	0	0	0	61	20	4	0	0	1	0	1	26
08:30	48	10	2	1	0	1	0	62	17	5	3	0	1	0	0	26
08:45	44	7	4	2	0	0	0	57	23	5	1	0	0	0	0	29
<b>Total</b>	<b>259</b>	<b>46</b>	<b>16</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>329</b>	<b>174</b>	<b>39</b>	<b>5</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>228</b>

16:00	37	7	1	0	0	1	0	46	19	8	0	0	1	0	0	28
16:15	29	7	2	0	0	0	0	38	19	1	1	0	0	0	0	21
16:30	29	7	2	0	0	0	0	38	17	4	1	0	0	0	0	22
16:45	36	7	0	0	0	0	1	44	19	0	0	0	0	1	0	20
17:00	48	8	1	0	0	0	0	57	28	4	0	0	0	0	0	32
17:15	42	4	0	0	0	0	1	47	24	5	0	0	0	0	0	29
17:30	33	6	0	0	0	0	0	39	19	4	0	0	0	0	0	23
17:45	42	4	0	0	0	0	0	46	15	3	0	0	0	0	0	18
<b>Total</b>	<b>296</b>	<b>50</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>355</b>	<b>160</b>	<b>29</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>193</b>



**B - A**

**B - C**

Time	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total
07:00	26	5	0	0	0	0	0	31	1	1	0	0	0	0	0	2
07:15	23	6	0	0	0	0	0	29	2	0	0	0	0	0	0	2
07:30	20	2	3	0	0	0	0	25	1	0	0	0	0	0	0	1
07:45	31	9	1	1	0	0	0	42	1	0	0	0	0	0	0	1
08:00	30	1	0	0	0	0	1	32	0	0	0	0	0	0	0	0
08:15	34	1	0	0	0	0	0	35	2	0	0	0	0	0	0	2
08:30	50	6	2	0	0	0	0	58	3	0	0	0	0	0	0	3
08:45	53	7	1	1	0	0	0	62	2	0	0	1	0	0	0	3
<b>Total</b>	<b>267</b>	<b>37</b>	<b>7</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>314</b>	<b>12</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>

16:00	37	4	0	0	0	0	1	42	1	2	0	0	0	0	0	3
16:15	36	4	0	0	0	1	0	41	4	3	0	0	0	0	0	7
16:30	44	6	1	0	0	0	0	51	4	0	0	0	0	0	0	4
16:45	35	3	2	0	0	0	0	40	3	1	0	0	0	0	0	4
17:00	48	6	0	0	0	0	0	54	2	0	0	0	0	0	0	2
17:15	47	9	0	0	0	0	0	56	1	0	0	0	0	0	0	1
17:30	55	5	0	0	0	1	0	61	1	0	0	0	0	0	0	1
17:45	48	7	0	0	0	1	0	56	0	0	0	0	0	0	0	0
<b>Total</b>	<b>350</b>	<b>44</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>401</b>	<b>16</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>

**C - A**

**C - B**

Time	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total
07:00	13	9	0	0	0	0	0	22	1	2	0	0	0	0	0	3
07:15	16	5	1	0	0	0	0	22	0	0	0	1	0	0	0	1
07:30	19	5	0	0	0	0	0	24	2	2	0	0	0	0	0	4
07:45	22	6	1	0	0	0	0	29	3	1	0	0	0	0	0	4
08:00	24	3	1	0	0	0	0	28	2	3	0	0	0	0	0	5
08:15	14	3	2	0	0	0	0	19	1	1	1	0	0	0	0	3
08:30	14	5	1	2	0	0	0	22	1	0	0	0	0	0	0	1
08:45	13	6	1	2	0	0	0	22	1	1	0	1	0	0	0	3
<b>Total</b>	<b>135</b>	<b>42</b>	<b>7</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>188</b>	<b>11</b>	<b>10</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>

16:00	22	3	0	0	0	0	0	25	0	0	0	0	0	0	0	0
16:15	14	6	1	1	0	0	0	22	3	0	0	0	0	0	0	3
16:30	26	4	1	0	0	0	0	31	1	0	0	0	0	0	0	1
16:45	17	5	1	1	0	0	0	24	1	1	0	0	0	0	0	2
17:00	26	5	0	1	0	0	0	32	4	1	0	0	1	0	0	6
17:15	31	3	0	0	2	0	0	36	3	1	0	0	0	0	0	4
17:30	28	4	0	0	0	0	0	32	3	0	0	0	0	0	0	3
17:45	35	3	0	0	0	0	0	38	2	1	0	0	0	0	0	3
<b>Total</b>	<b>199</b>	<b>33</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>240</b>	<b>17</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>22</b>

Site 3: Back of dwellings

A: In

Day: Wednesday

B: Out

Date: 18 May 2016

Weather: Rain AM/Fine & Mainly Cloudy PM

Time	A								B							
	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>

16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Site 4: The Venue/East of the Garden Cen. (Closed) A: In

Day: Wednesday B: Out

Date: 18 May 2016

Weather: Rain AM/Fine & Mainly Cloudy PM

Time	A								B							
	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Site 5: Overdale A: In

Day: Wednesday B: Out

Date: 18 May 2016

Weather: Rain AM/Fine & Mainly Cloudy PM

Time	A								B							
	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total
07:00	2	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1
08:15	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1
08:30	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1
08:45	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>

16:00	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
16:15	2	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
16:45	1	1	0	0	0	0	0	2	0	1	0	0	0	0	0	1
17:00	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1
17:15	1	1	0	0	0	0	0	2	1	0	0	0	0	0	0	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>

Site 6: Pony Patch/Garden Centre Car Park

A: In

Day: Wednesday

B: Out

Date: 18 May 2016

Weather: Rain AM/Fine & Mainly Cloudy PM

Time	A								B							
	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total
07:00	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:15	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	1	0	0	0	0	0	0	1	1	1	0	0	0	0	0	2
16:45	2	1	0	0	0	0	0	3	0	1	0	0	0	0	0	1
17:00	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
17:30	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
<b>Total</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>

Site 7: Depot Access (Closed)

A: In

Day: Wednesday

B: Out

Date: 18 May 2016

Weather: Rain AM/Fine & Mainly Cloudy PM

A

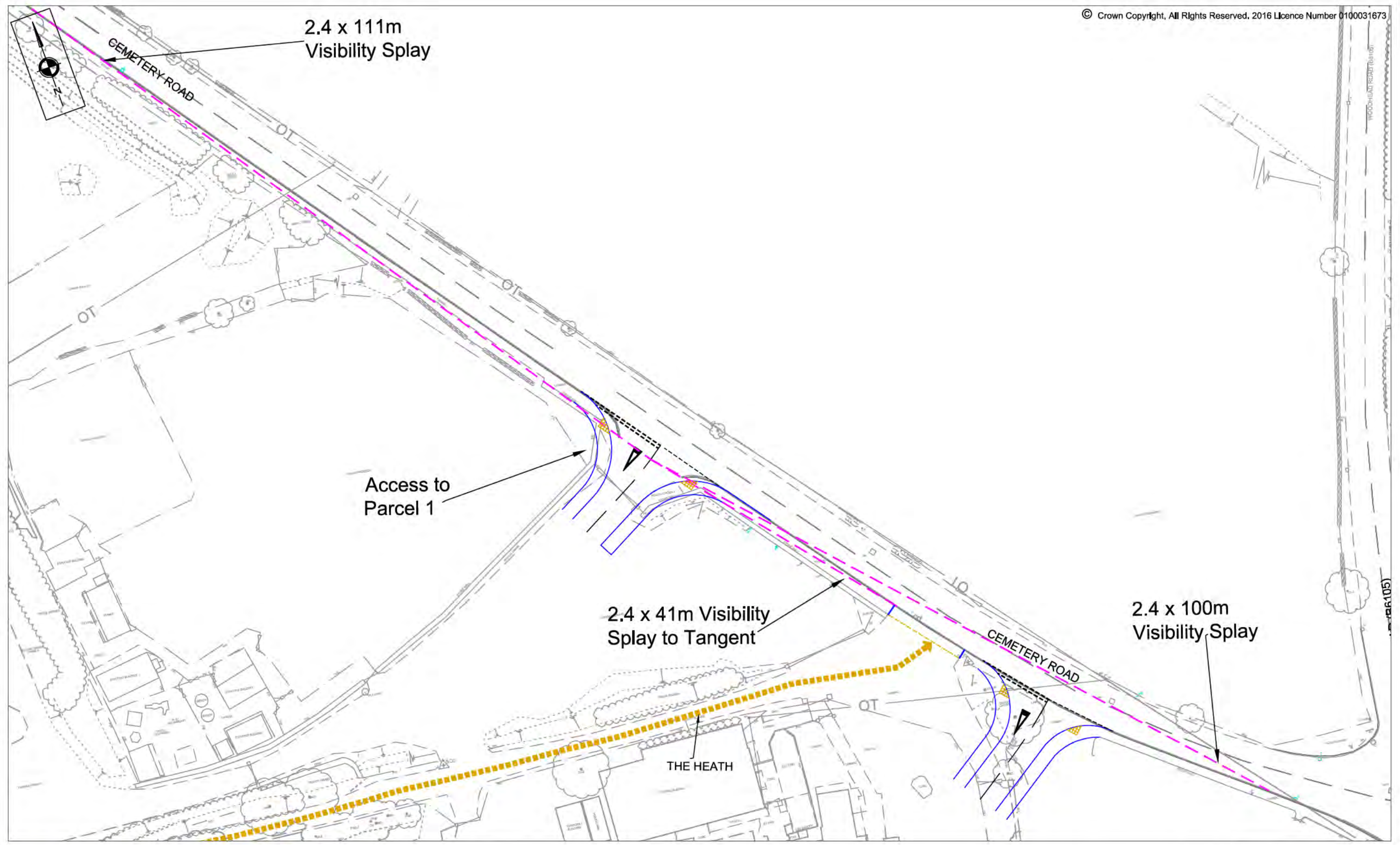
B

Time	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total	Car	LGV	OGVI	0GV2	P/C	M/C	PSV	Total
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

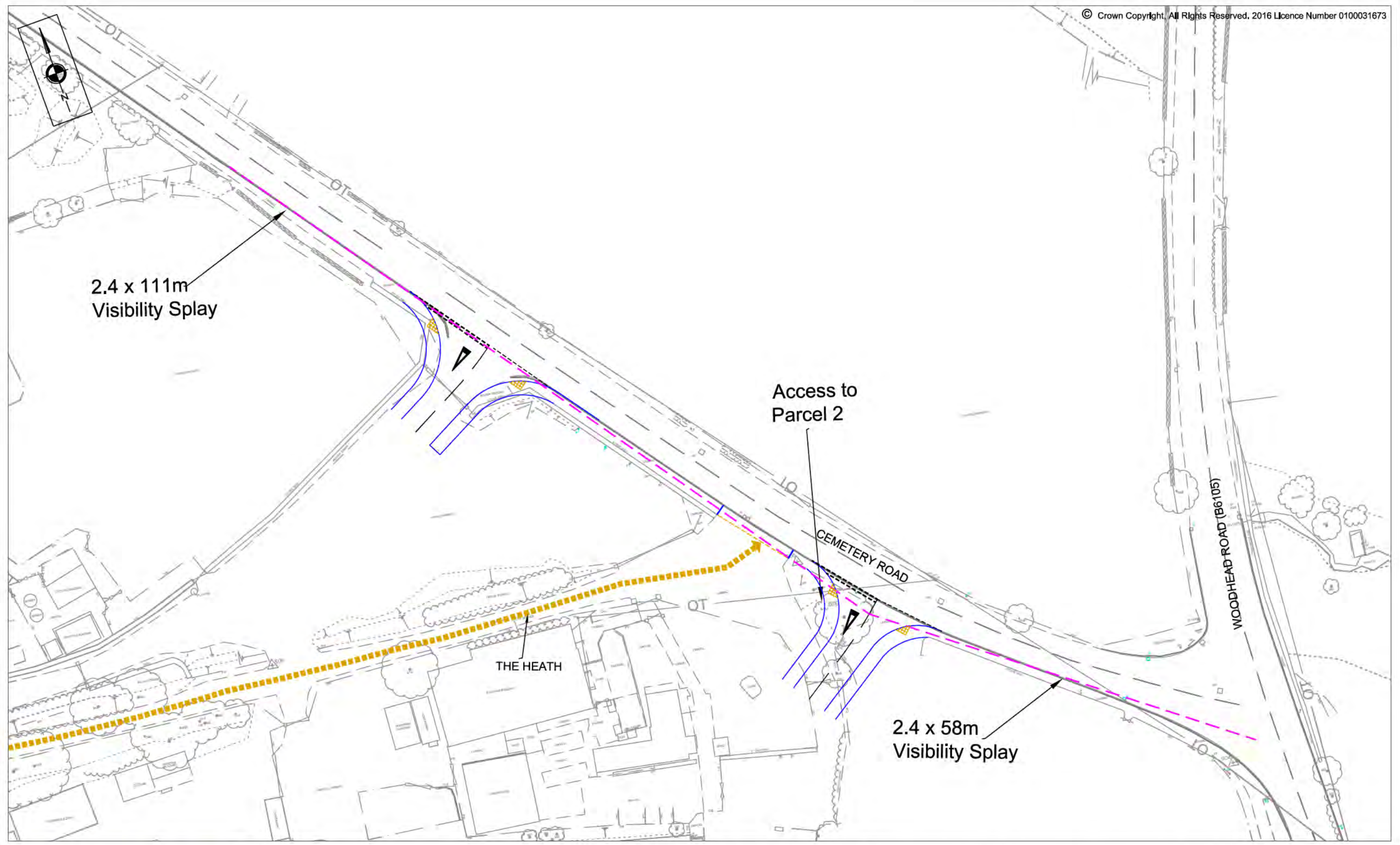
**S|C|P**

## **APPENDIX 3**



Project Title Cemetery Road, Glossop	Drawing Title Proposed Visibility Splay	Scale 1:500 @ A3	By WD	Rev -	Description -	Date -	By -	Drawing No. SCP/16148/F01
		Date 27.05.2016	Checked -	-	-	-	-	
		Approved/ Unapproved -	Status PLANNING	-	-	-	-	Revision -





Project Title	Cemetery Road, Glossop
---------------	------------------------

Drawing Title	Proposed Visibility Splay
---------------	---------------------------

Scale	1:500 @ A3
Date	27.05.2016
Approved/Unapproved	-

By	WD
Checked	-
Status	PLANNING

Rev	Description	Date	By
-	-	-	-
-	-	-	-
-	-	-	-

Drawing No.	SCP/16148/F02
Revision	-

EP7

# Heritage Advice Note

## Land at Wimberry Hill Farm, Glossop

January 2020

### Introduction

1. This Heritage Advice Note is prepared by Turley Heritage to provide an understanding of the significance and setting of heritage assets proximate to land at Wimberry Hill Farm, Glossop (the 'Site'). It identifies key heritage considerations and includes advice on emerging proposals for residential development (the 'Proposals'). This Note expands upon earlier prepared by Turley Heritage and has been informed by a detailed site visit, proportionate archival research and existing published information.

### Overview of the Site

2. The Site is located to the north of Glossop and is bounded by Cemetery Road to the north, modern buildings and Woodhead Road to the east, Kingsmoor Fields to the south and open agricultural fields (part of the Taylor Wimpey scheme) to the west.



Figure 1: Satellite View of the Site

3. The Site can be described in three parts: the southern portion (1) of the Site consists of a large open agricultural field, largely enclosed by mature trees. The central portion (2) is previously developed and is comprised of a garden centre and associated buildings, structures and hardstanding, beyond which is the access road named 'The Heath'. The northern portion of the Site consists of a mixture of open agricultural fields, built development and areas of hardstanding. Historic maps of the Site are included at Appendix 1.

## Heritage Assets

4. The NPPF (2019) defines a heritage asset as:

*“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”.*

5. The setting of a heritage asset is defined by the NPPF as:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an assets, may affect the ability to appreciate that significance or may be neutral”*

6. Site visits were undertaken on 14 January 2020 and 20 January 2020 to identify designated heritage assets with potential to be affected by future development of the Site, including those identified by High Peak Borough Council in pre-application discussions. The relevant assets are set out below and their significance and setting is assessed in this note.

Heritage Asset	Grade	Date of Designation
Laneside Farm (Listed Building)	II	22 May 2000
Old Glossop Conservation Area	n/a	1970 and extended in 1994
Mouselow Castle (Scheduled Monument)	n/a	04 February 1994

7. Due to the below reasons, it is concluded that the significance of the following assets would not be affected by the Proposals and they are not considered further within this note:

- **Top of Th’ill Farmhouse** (Grade II Listed): the building is an 18<sup>th</sup> century farmhouse with associated outbuildings and stables, fronting Park Road to the south. It is located approximately 650m to the west of the Site. There is no inter-visibility between the farmhouse and the Site due to the distance and intervening topography of the land. Redevelopment of the Site would have no impact upon the significance of the listed building.
- **Howard Park** (Grade II Registered Park and Garden); the park dates to the late 19<sup>th</sup> century under designs by Henry Ernest Milner and incorporates two prominent buildings: the Public Baths and Woods Hospital. It located approximately 450m to the south west of the Site. There is no inter-visibility between the park and Site due to distance, the extent of mature trees, topography and intervening built development. The redevelopment of the Site would have no impact upon its significance.
- **Padfield Conservation Area**: the conservation area is centred on the small settlement of Padfield comprised of 18<sup>th</sup> and 19<sup>th</sup> century buildings within a largely rural setting. The Site is located approximately 500m to the east of the conservation area. There is no inter-visibility due to the changing topography and the intervening Glossop Cemetery. The redevelopment of the Site would have no impact upon its significance.

## Laneside Farm (Grade II Listed)



**Figure 2: Laneside Farm**

### **Significance**

8. Laneside Farm (Figure 2) dates to the late 19<sup>th</sup> century (c.1899) and is a purpose built model farmhouse with outbuildings. It was built for Lord Howard, a member of the noted local aristocratic family who resided at Glossop Hall (since demolished). The buildings include a farmhouse, dairy, shippin, granary, cart shed, pig styes and other ancillary structures. The group is designed as an interpretation of Swiss architecture with blue and red brick and ashlar stone dressings and other decorative detailing. The central building characterises the group and includes a prominent tower of four stages with pyramidal roofs. The complex remains in agricultural use.

### **Contribution made by Setting to Significance**

9. The farm is bounded by open agricultural fields to the north, east and south. To the west of the farm buildings is a small area of land and Woodhead Road, beyond which is a modern development and the Site. The topography of the surrounding land dramatically changes from Woodhead Road to Laneside Farm. The listed building is principally experienced from the immediate south, allowing for the continued functional use of the building to be appreciated within the context of open agricultural fields. It is appreciated in glimpsed and kinetic views upon its approach from Woodhead Road before opening out with full views of the complex.
10. From the east, the farmhouse and outbuildings are approached via a stone bridge but views are largely filtered by mature planting which enclose part of the complex. The tower of the farm means that the complex is visible in both Intermittent and open views from numerous areas, including the east, south and from Woodhead Road to the west. These views allow for an appreciation of the farmhouse, the buildings rural context and associations.

### **Contribution made by the Site**

11. The Site is located approximately 160m to the west of Laneside Farm. Historic map regression does not indicate that the Site had a functional or historic relationship with Laneside Farm and it appears to have been more closely associated with the former 'Winberryhill Farm' adjacent to the Site which was replaced by modern buildings in the late 20<sup>th</sup> century. The gradient of the land drops steeply from Woodhead Road to the west, thereby limiting and preventing views of the

Site within key views of the listed building. Intervening mature trees and modern buildings to the east of the Site also appear to limit any visual relationship. There are more long ranging views of the farm complex from the east and north east but it is experienced within the context of established built development within Old Glossop and on Woodhead Road. The Site forms part of the wider physical surroundings of the Laneside Farm but does not contribute to its significance.

### Old Glossop Conservation Area



Figure 3: Old Glossop

#### Significance

12. The Old Glossop Conservation Area (Figure 3) is centred on 'Old Glossop' which was the original centre of Glossop: a small agricultural settlement that developed as the medieval market town and administrative centre for Glossopdale. The damp climate and proximity to flowing water that encouraged this early settlement was also responsible for its further development and expansion in the 17<sup>th</sup> and 18<sup>th</sup> centuries, when, from the wool spinning of yeoman farmers, Glossop became a thriving industrial textile town.<sup>1</sup>
13. The architectural importance of the conservation area is in the range of domestic and early industrial vernacular buildings including a number of surviving yeoman's cottages from its early agricultural and industrial origins. Its medieval core based around the Market Square and Cross retains a significant cluster of buildings including former farmhouses, yeoman cottages, cottages with integral workshops and workers terraces.<sup>2</sup> The use of stone in the range of traditional stone buildings and boundary walls are a defining characteristic of the area, as is the surviving street layout of narrow winding thoroughfares.<sup>3</sup> In combination they create a sense of place that resonates its medieval origins.

#### Contribution made by Setting to Significance

14. The topography of Old Glossop as a hillside settlement is an important factor in the character of the conservation area. The land rises to the north resulting in many long distance views to the south and east. The rolling open countryside is therefore a key feature of its wider setting. Along the boundary of the area there are key locations where the open countryside fills the vista.

<sup>1</sup> High Peak Borough Council (2006) Old Glossop Conservation Area Character Appraisal

<sup>2</sup> High Peak Borough Council (2006) Old Glossop Conservation Area Character Appraisal

<sup>3</sup> High Peak Borough Council (2006) Old Glossop Conservation Area Character Appraisal

### **Contribution made by the Site**

15. The Site is located approximately 350m to the north west of the boundary of Old Glossop Conservation Area. Historic map regression and archival research has not ascertained any historic or functional connection with the designated area other than it being one of many isolated farmsteads on the edge of Glossop. Due to the raised position of the Site, it is partially visible in views from the north western boundary of the conservation area (particularly at the junction of Blackshaw Street and Thorpe Road). This is illustrated further at **Appendix 2**. However, only the south eastern part of the Site is visible due to the mature tree plantations along Woodhead Road which screen the remainder of the Site. The views of the Site are already influenced by modern development. The south eastern corner of the Site is considered to make a limited contribution to the rural character and setting of Old Glossop Conservation Area.

### **Mouselow Castle (Scheduled Monument)**

#### **Significance**

16. Mouselow Castle is a well-preserved ringwork (rather than a castle) which retains substantial archaeological remains including the foundations of stone buildings. In addition, it is believed to be one of the rarer forms of ringwork with an attached bailey, though this bailey is not included in the scheduling.
17. Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. They comprised a small defended area containing buildings which was surrounded or partly surrounded by a substantial ditch and a bank surmounted by a timber palisade or, rarely, a stone wall. Occasionally a more lightly defended embanked enclosure, the bailey, adjoined the ringwork.<sup>4</sup> Ringworks acted as strongholds for military operations and in some cases defended aristocratic or manorial settlements. They are rare nationally with only 200 recorded examples and less than 60 with baileys.<sup>5</sup>

#### **Contribution made by Setting**

18. The scheduled monument is located on top of Castlehill. It commands 360 degree views over the surrounding moorland and overlooks Dinting Vale and the valley of the River Etherow. It is immediately bounded by Hilltop Drive to the south east and there is a quarry to the south west. To the north are agricultural fields, beyond which is Park.

#### **Contribution made by the Site**

19. The Site is located approximately 550 to the east of the scheduled monument. Mouselow Castle can be seen from within and outside of the Site due to its raised position commanding 360 degree views but there does not appear to be any meaningful relationship with the Site. Historic map regression and archival research does not suggest there was an historic or functional connection and due to distance it is not considered that the Site contributes to the significance of the scheduled monument. There is however the potential for buried archaeological remains on the Site which may yield further information about late Anglo Saxon occupation of the area.

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<sup>4</sup> Historic England (1994) Scheduling Entry for Mouselow Castle

<sup>5</sup> Historic England (1994) Scheduling Entry for Mouselow Castle

## Overview of Legislation and Key National Planning Policy Considerations

### Statutory Duty (1990 Act)

20. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

21. The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

### The National Planning Policy Framework (NPPF)

22. The NPPF requires that great weight is given to the conservation of designated heritage assets and this reflects the statutory duty of the 1990 Act with respect to listed buildings and conservation areas. Conservation is defined by the NPPF as the process of maintaining and managing change to heritage assets in ways that sustain and where appropriate, enhance their significance.

23. Paragraph 190 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

*‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal . . . They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’<sup>6</sup>*

24. Paragraph 192 of the NPPF elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

25. Paragraph 193 requires when considering the impact of a Proposed Development on the significance of a designated heritage asset, that great weight should be given to the asset’s conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification.

26. Paragraph 200 requires local planning authorities to look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the NPPF notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

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<sup>6</sup> MHCLG (2019) National Planning Policy Framework (NPPF)



### **Key Heritage Considerations**

27. Based upon on-site visual survey and our assessment of the significance and setting of the identified designated heritage assets, there are no significant heritage constraints to redevelopment of the Site.
28. We would however recommend that the following measures are considered where possible:
- An area of tree planting should be considered to the south eastern corner of the Site (1) to assist in screening built development within views from the Old Glossop Conservation Area, particularly from Thorpe Road and Blackshaw Road (See **Appendix 2** for photographs). This would help maintain the rural character and setting of the conservation area in these views.
  - Similarly, lower density planting could be introduced to the north eastern boundary of the Site towards Cemetery Road. This would help soften the visual impact of any built development in wider views of the grade II listed Laneside Farm from the north.
  - The northern portion of the Site (3) is located within the Green Belt. It is noted that this part of the Site has previously been identified as having high landscape and visual sensitivity. We would recommend that any required open space is located within this area. This would also help maintain the open fields around Mouselow Castle and reduce any perceived impact.

### **Other Heritage Considerations**

29. **Archaeology:** As set out before, there is potential for buried archaeological remains on parts of the Site given its proximity to the scheduled Mouselow Castle. We would recommend that an Archaeological Desk Based Assessment is undertaken to support any future application.

**Appendix 1: Historic Maps**

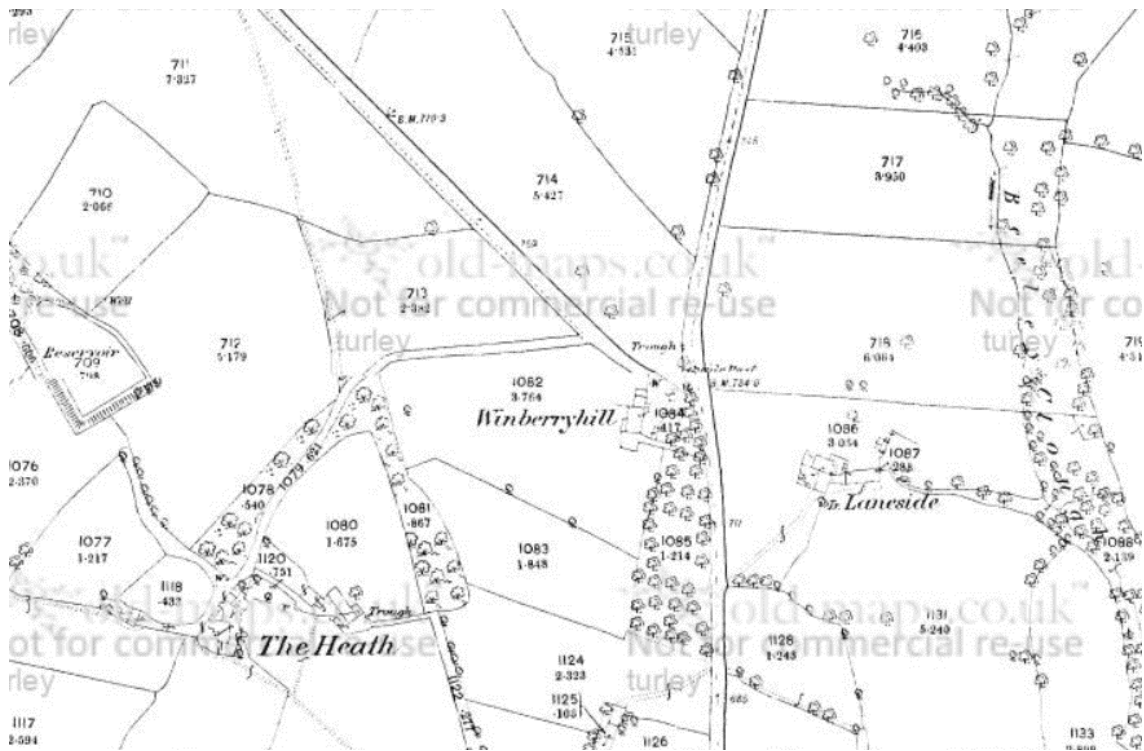


Figure A1.1: 1880-81 Ordnance Survey Map

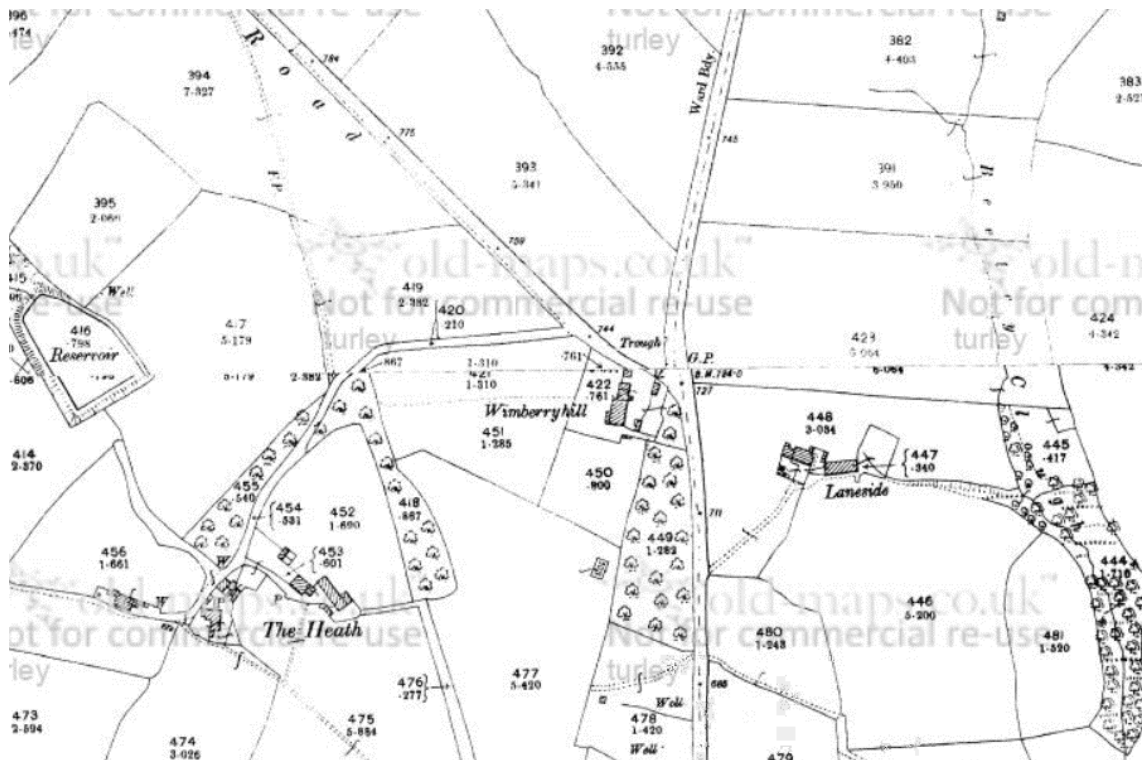


Figure A1.2: 1898 Ordnance Survey Map

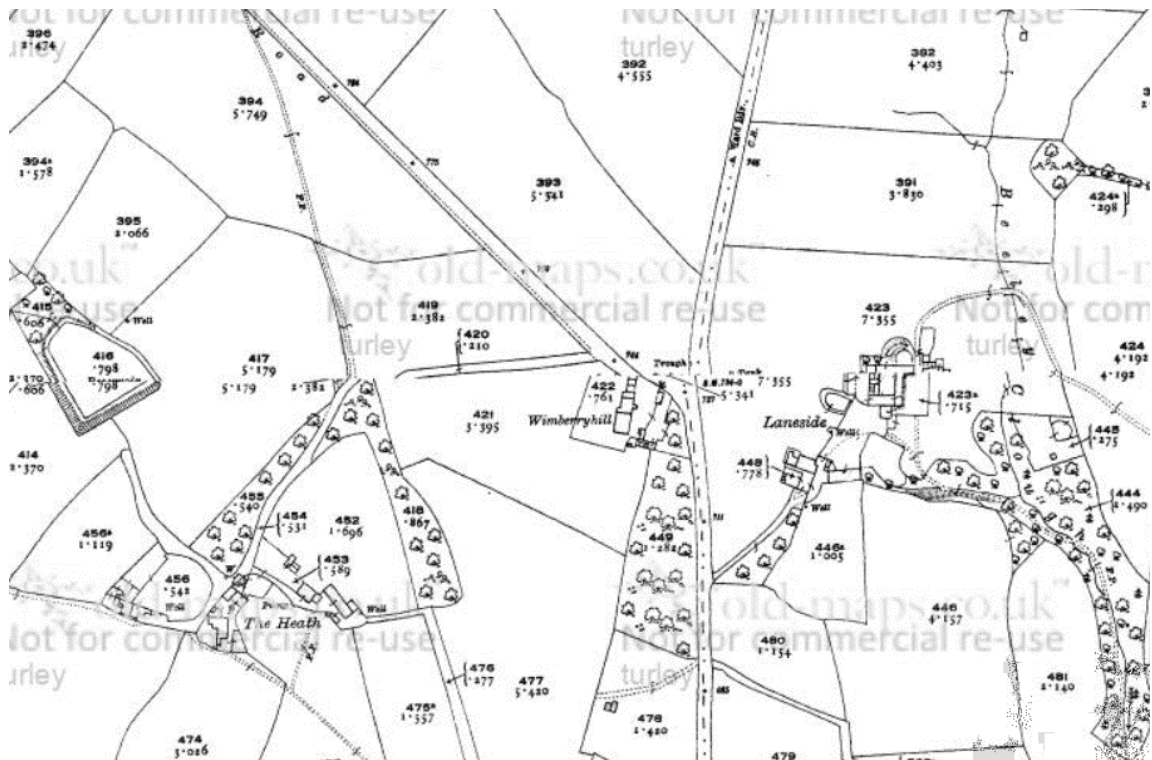


Figure A1.3: 1921 Ordnance Survey Map

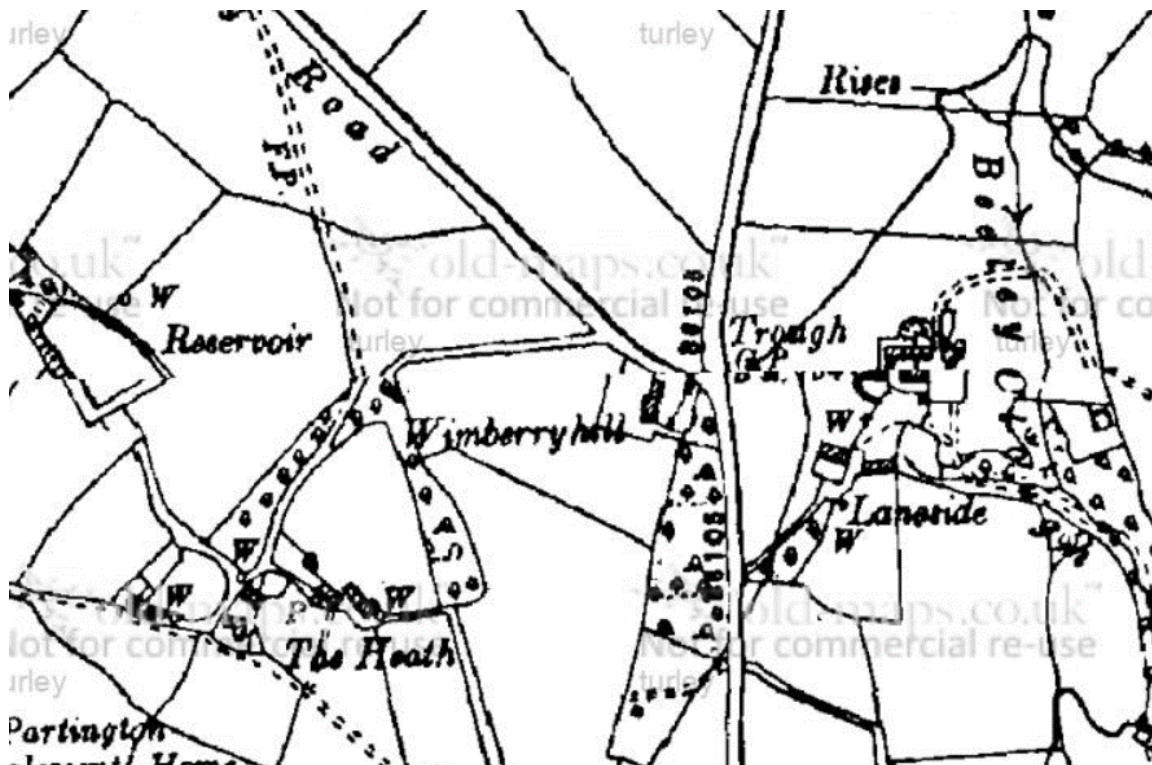


Figure A1.4: 1938 Ordnance Survey Map

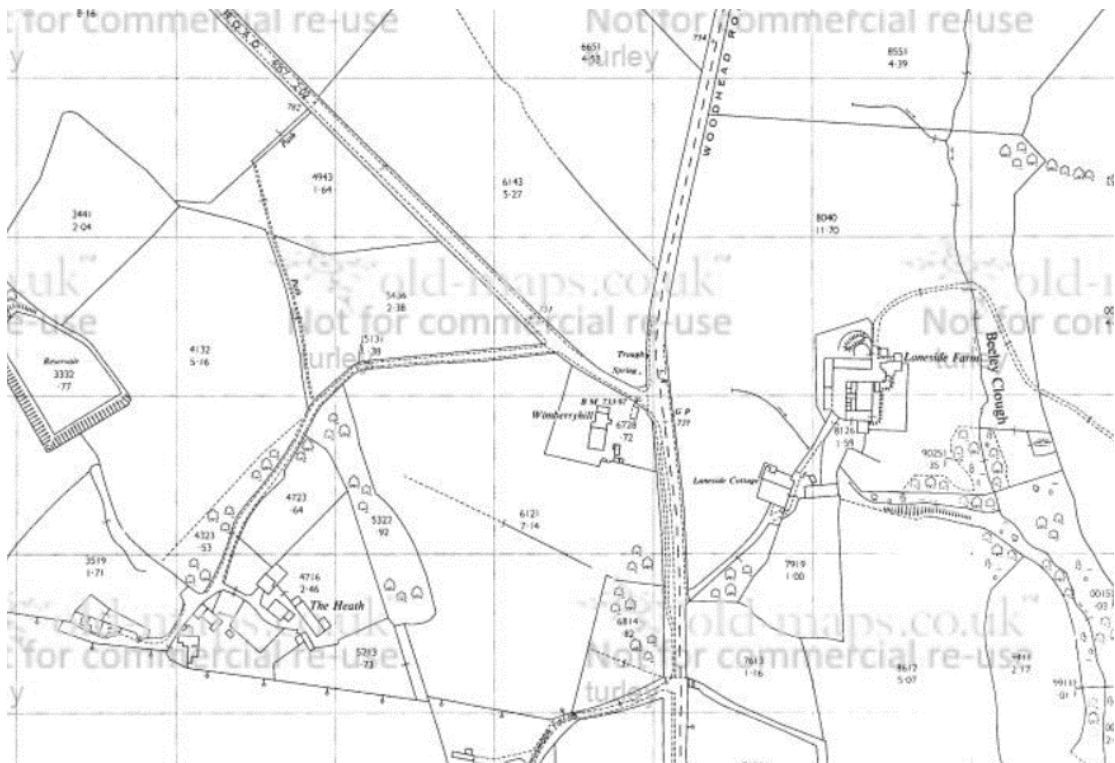


Figure A1.5: 1968 Ordnance Survey Map

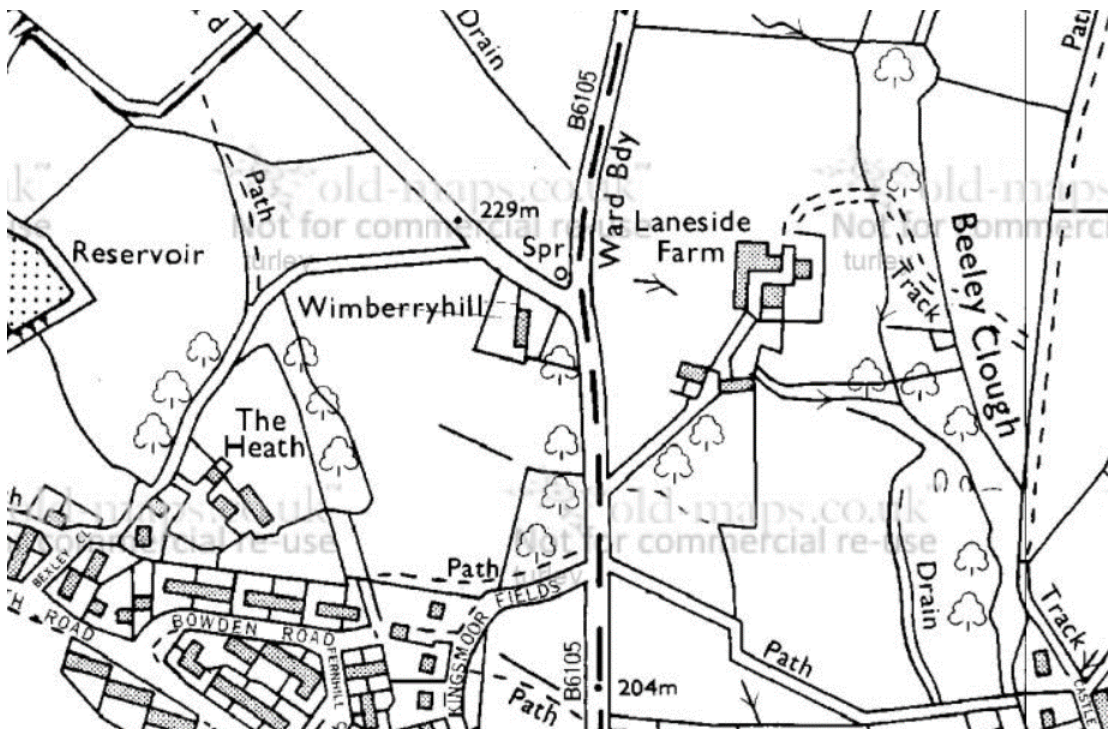


Figure A1.6: 1980-91 Ordnance Survey Map

**Appendix 2:            Photographs from the Old Glossop Conservation Area (Thorpe Street and Blackshaw Road)**



Figure A2.1: View along Blackshaw Road



Figure A2.2: View along Blackshaw Road towards junction with Thorpe Street



Figure A2.3: View along Blackshaw Road towards junction with Thorpe Street



Figure A2.4: View along Thorpe Street







## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	MR	
Name	ADAM BEVERLEY	
Job title (if applicable)		
Organisation (if applicable)		
Address	████████████████████	
Post code	██████	
Telephone no.	██████████	
Email address	████████████████████	

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL

Alternatively, you can respond online on the Local Plan consultation website [https://  
highpeak-consult.objective.co.uk/kse](https://highpeak-consult.objective.co.uk/kse).

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

**If not the landowner, I confirm that the landowner/s have been informed of this**

**site submission**

*(please select one answer)*

*Yes*

*No*

**Does the owner(s) support the development of the site?**

*(please select one answer)*

*Yes*

*No*

**Site location (including grid reference and postcode if known)**



**Site Area (hectares)**

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

**Type of site e.g. greenfield, previously developed land/brownfield**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/  
proposed floorspace**

**Market interest - please choose the most appropriate category below and  
indicate what level of market interest there is/has recently been in the site.  
(please select all that apply)**

*Site is owned by a developer*

*Site is under option to a developer*

*Enquiries received/ strong interest*

*Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

**Utilities - Please tell us which of the following utilities are available to the site**  
*(please select all that apply)*

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**  
*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

**Timescales - Please indicate the approximate timescale for when the site will become available for development**

*(please select one answer)*

*Immediately*

*Up to 5 years*

5 - 10 years

10 – 15 years

Beyond 15 years

Unknown

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

**Other Relevant Information – Please use the space below for additional information**

**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

Site location (including grid reference and postcode if known)

Roughfields Hadfield

Please provide a site plan clearly identifying the exact boundaries of the site.



Location - Is the site in reasonably close proximity to the community it serves?

Yes

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

Yes

**Size / Scale - Is the site local in character and not an extensive tract of land?**

Yes

**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**



**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature .....

Date .....

Thank you for completing this response form.



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	Mrs	
Name	Halina Billingham	
Job title (if applicable)		
Organisation (if applicable)		
Address	██████████	
Post code	██████████	
Telephone no.	██████████	
██████████		
██████████		

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**

by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or

by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

Alternatively, you can respond online on the Local Plan consultation website

<https://highpeak-consult.objective.co.uk/kse>.



**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

Some of the issues identified need broader consideration – for example: Growth – there needs to be far more debate, especially in relation to Glossopdale, about whether this growth is fuelled by economic activity *within* the borough, or by external economic activity (e.g. Manchester, Derby) for which High Peak is merely a dormitory area, for which the demand for housing over-stretches the capacity of local infrastructure and services.



**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

If so, what should it say?

The Local Plan should articulate a clear proactive strategy to focus future housing development in the other sub-areas of High Peak.

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

**We really need to focus on sustainable options and think about the mental health and wellbeing of the residents of Glossopdale. We don't have a good enough infrastructure to support our population. We cant keepbuilding houses. Glossop needs to be more than just a place where you go to eat**

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

**Focus on sustainability at forefront of all policies**

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

**No**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes

No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

**Site Area (hectares)**

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

**Type of site e.g. greenfield, previously developed land/brownfield**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

- Housing*
- Employment*
- Mixed-use (please specify uses)*
- Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

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*Enquiries received/ strong interest*

*Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

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- Mains sewerage*
- Electric supply*
- Gas supply*
- Public highway*
- Landline telephone/broadband internet*
- Public Transport*
- Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**  
*(please select all that apply)*

- Land in other ownership must be acquired to enable the site to be developed*
- Restrictive covenants exist*
- Current land use(s) need to be relocated*



*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

**Timescales - Please indicate the approximate timescale for when the site will become available for development**

*(please select one answer)*

*Immediately*

*Up to 5 years*

*5 - 10 years*

*10 – 15 years*

*Beyond 15 years*

*Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

**Other Relevant Information – Please use the space below for additional information**

## Question 9

Do you have any site suggestions for Local Green Spaces?

### Roughfields aka Padfield Main Road

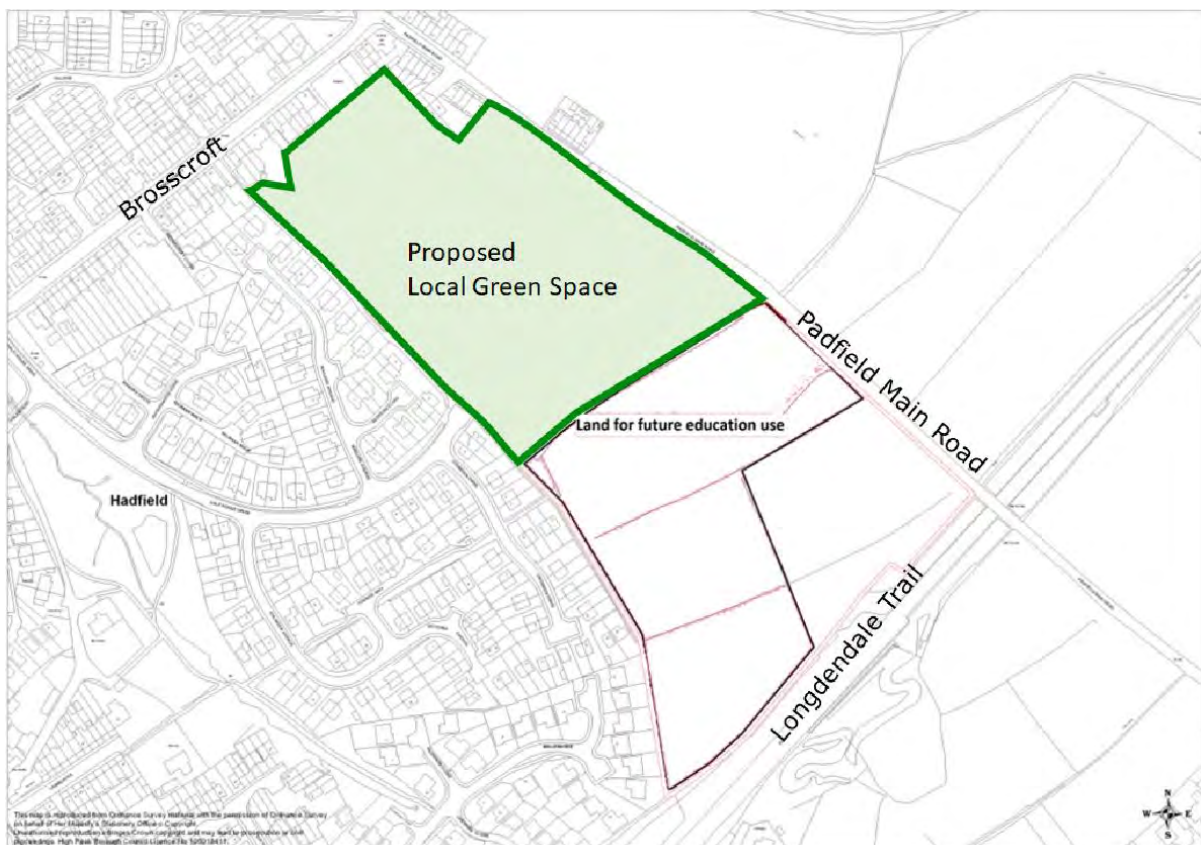
If you would like to suggest several sites, please submit a separate form for each one.

Site location (including grid reference and postcode if known), the Land Registry Title Information document and map with boundaries

See [HM Land Registry Register Plan DY209035](#).

Please provide a site plan clearly identifying the exact boundaries of the site.

The proposed site is the large field, shaded in green on the plan below, bordering onto Padfield Main Road.



**Location - Is the site in reasonably close proximity to the community it serves?**

Yes, the site is adjacent to local houses with many houses backing onto the land itself and others within just a few minutes' walk.

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife**

**Roughfields is close to neighbouring houses and is used on a daily basis by the local residents for dog walking , children playing, socialising using the picnic benches and is a really important site for us. The next park is too far away to walk to.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**The land is owned by HPBC**

**Please specify the current land use.**

**Currently designated as amenity greenspace.**

**If the land is in any existing ecological schemes, please specify until when.**

**The land is currently part of “No Mow May” implemented by HPBC**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**The ground does get very boggy in places during the winter months and when there is heavy rain which encourages the growth of moisture loving natural species.**

**Question 11**

**Do you have any site suggestions for renewable energy?**

**No**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**



**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*



**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature ...H Billingham

Date 01/03/2023

Thank you for completing this response form.

Name: C M Boyle. [REDACTED]

A High Peak Resident

Dear Planning Policy Team,

**I would like you to consider these comments as part of your early engagement in preparation for the next LDP or a revision of the current one.**

**Question 3:** What should be the Strategic Objectives for the next Local Plan?

To reduce the environmental impact of the LDP – specifically housing and transport.

- Always give priority to building on ‘brownfield’ sites in preference to ‘greenfield’.
  - Actively encourage the use of alternative building methods such as ‘insulated concrete formwork, ICF’, timber frame and other highly insulated, possibly pre-fabricated building methods. Stop allowing builders to use ‘block and brick’ as their default method because that is what they have always done.
  - Look to integrating ‘green walls’ and ‘green roofs’ especially on industrial units, factories, supermarkets and large social/communal buildings.
  - As gas boilers are being phased out in 2025 reflect this in a requirement to have air source/ground source or water source heating fitted at build stage – and start to retrofit in all publicly owned buildings. Promote the government grant available to increase the minimal uptake.
  - Insist electric vehicle charging points are fitted to each and every new build – not shared, one each.
  - Planning to require all new build properties to be fitted with LED lighting at build stage, and to encourage the use of ‘light tunnels’ and solar panels.
  - Consider ‘solar gain’ at planning prior to build stage and orient design to take advantage of being south facing.
- 
- All HPBC heavy diesel vehicles to be retro-fitted to hydrogen. Not a massive task, but requires storage facilities (see JCB).
  - All HPBC cars and small vans to become electric.
  - Work with bus companies to convert to hydrogen or electric.
  - Consider something like CopenHill as the future of recycling and waste disposal as an alternative to landfill and a visitor attraction.  
<https://www.visitcopenhagen.com/copenhagen/planning/copenhill-gdk1088237>  
<https://parametric-architecture.com/copenhill-a-waste-to-energy-plant-with-a-ski-slope/#:~:text=Located%20in%20Amager%20in%20Copenhagen,with%20an%20urban%20recreation%20center.>

**Question 6:** What other evidence should the Council consider to inform the next Local Plan?

HPBC should consider the [REDACTED]

[REDACTED] designation of the former Shepley Mill site on George Street, Glossop as a Local Green Space; and whether this designation had denied Glossop a major regeneration opportunity and should be removed.

**The evidence.**

The ‘particular circumstances’ that qualify a piece of land for Local Green Space Designation protection are that:

- **1.** The land has to be ‘reasonably close to the community it serves’.
- **2.** The land has to be ‘demonstrably special to a local community’. The land must fulfil one or more of the following criteria:
  - **(a) Beauty.** This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. The LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.
  - **(b) Historic significance.** The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.
  - **(c) Recreational value.** It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.
  - **(d) Tranquillity.** Some authorities have an existing tranquillity map showing areas that provide an oasis of calm and a space for quiet reflection.
  - **(e) Richness of wildlife.** This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.
- **3.** The land needs to be ‘local in character, not an extensive tract of land’.

(Open Spaces Society [https://www.oss.org.uk/faqs-about-local-green-space-designation/?gclid=EAlalQobChMI6Yme-vmvmm\\_QIVy9DtCh3ZnQmIEAAYASAAEgLPJvD\\_BwE](https://www.oss.org.uk/faqs-about-local-green-space-designation/?gclid=EAlalQobChMI6Yme-vmvmm_QIVy9DtCh3ZnQmIEAAYASAAEgLPJvD_BwE))

Dealing with these issues one at a time, but there is overlap:

1. The evidence submitted to the Inspector at the Inquiry prior to adoption of the 2016 local plan suggested that there were many hundreds of people from the Howard Town ward that supported the LGS designation – so ‘reasonably close’ and possibly ‘demonstrably special’.

According to HPBCs own information (**HPFOI2019/20-075 Former Shepley Mill site on George Street, Glossop**) there were ‘33 responses from 24 respondents are known to be from Howard Town’. Apart from the attempt at manipulating the numbers by submitting multiple responses, as 4 responses were from the Rimmer family opposing designation, that leaves 20 in support – at least 5 came from the [REDACTED] family, 4 from the [REDACTED] family, 2 from the [REDACTED]. Four or five families from the Ward do not really constitute ‘the community it serves’; merely a few annoyed neighbours.

Considering that, at the time, Howard Town had 3528 registered voters, and many more either not eligible, or not registered, the 20 inhabitants of the Howard Town Ward that responded in support of the LGS designation represented 0.56% of the electorate (not inhabitants). **The Council should consider whether the evidence confirms that there was a significant enough number to support the designation of a LGS?**

There was a supporting petition collected and submitted to demonstrate that this part of the former Shepley Mill site was 'demonstrably special to a local community'. The petition contained several hundred signatures. [REDACTED] from places as far away as New York, Bulgaria, London, U.S., Berlin, York, Dorset and many more; as HPBC confirms – only 24 submissions came from the Howard Town Ward; all others should have been discounted.

The Queen Camel Neighbourhood Plan – November 2019 suggested a LGS should be a maximum of 800m from the community it serves.

<https://www.southsomerset.gov.uk/media/2941/07-qcnp-lgs-paper-v4-1911.pdf>

The Open Space Society say 'Some councils have policies relating to LGS and have introduced a maximum distance between the space and the community. For instance, one has stated it must be within 400 metres, another 600 metres of the people it serves'. Gov.uk says 'the site would normally be within easy walking distance of the community served', so 800m, a maximum of half a mile.

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

The 230 names [REDACTED] were used to support the George Street LGS designation. The evidence suggests that these people should not have been classed as 'reasonably close to the community it serves'; the evidence also suggests the collection of these signatures was a numbers game designed to look like massive local support for the George Street LGS designation, but was actually the work of a small pressure group, [REDACTED]

1	Christopher	[REDACTED]	mottram		
2	Judy	[REDACTED]	Little Hayfield		
3	Catherine	[REDACTED]	London		Stop Mr Rimmer from damaging the Woods which has a Tree Presevation Order protecting it and for the public to have access to this Green Space
4	Daniel	[REDACTED]	Simmondley		Stop this
5	Frank	[REDACTED]	Simmondley		I am a "born and bred" Glossopian. We have lost far too much of our green space in Glossop, lets keep what bits remain.
6	James	[REDACTED]	Hadfield		
7	Claire	[REDACTED]	High Peak		
8	John Michael	[REDACTED]	NG5 [REDACTED]		
9	Sarah	[REDACTED]	Selby		
10	Adam	[REDACTED]	Hadfield		
11	Alexandra	[REDACTED]	London		
12	Ben	[REDACTED]	Hadfield		This wood needs protecting and to have pick nic benches to enjoy the wood
13	Sarah	[REDACTED]	s18 [REDACTED]		
14	Jane	[REDACTED]	Hadfield		
15	Alison	[REDACTED]	New Mills		
16	Paul	[REDACTED]	Hadfield		Stop the land thief

17	John Keith	Northwich	
18	david	Rochdale	
19	Rachel	Tintwistle	I grew up around Greoge st, myself and all the kids who lived there, used to play in them woods, we would make dens, paddle in the stream, I have got many happy memories of that place, and it would be such a shame to build on there, let's keep it for our future kids to play on, coz they don't make land anymore.
20	Helen	Derby	
21	Janet	Simmondley	
22	Nicola	-	
23	David	Hadfield	
24	elena	Bulgaria	
25	richard	Bulgaria	
26	David	Hadfield	
27	Kirsty	-	
28	Stefano	Manchester	For my twinee
29	anita	hadfield	
30	georgie	Plymouth	
31	lynda	High Peak	
32	Chris	Manchester	
33	Stephen	York	
34	Louise	BD20	
35	Bryony	Hadfield	
36	Martin	Manchester	
37	Margaret	Marple Bridge	
38	Chris	Cheshire	
39	Andrew	Manchester	I used to play in this area as a kid, and walk along the river, through the woods. It's definitely be a public right of way for a long, long time.
40	Linda Mary	Shropshire	
41	Virginia	U.S	
42	Stephanie Clare	Hartlepool	Please save these woods
43	Evie	Hadfield	
44	Rachel	Gloucestershire	
45	Debra	Chapel-en-le-frith,	
46	Colin	Hadfield	
47	Beverley	Hadfield	children need a place to play
48	Mary	dorset	Go boys! the man's insane and has nothing better to do with his life than to wreck local landscape. He's an embarrassment to the teaching profession.
49	Jackie	Swindon	My grandson lives in this area and it is very important to him
50	Laura	Hadfield	
51	Gareth	Padfield	

52	Deborah	S26	Woodland is important and necessary to everyone's wellbeing. There are many brownfield sites that can be used for building without removing trees.
53	Stephen	Wa8	This is a beautiful wood for use by the public
54	Tracy	Hollingworth	
55	Jenny	Manchester	
56	Vicolas	Manchester	
57	Stephen	Poole	
58	joe	bristol	
59	Jill	hadfield	Green space is for everyone, one person should not be able to claim ownership like this!
60	sue	Hyde	
61	lee	whitfield	i used to play on this bit of land as a kid and don't want it ruining or being built on (to much land in glossop being built on) 🙄
62	joanna	sheffield	
63	David	Nottingham	
64	Chloe	-	
65	Laura	York	This beautiful land was on my walk to school as a child and it should remain an asset for the many rather than one exploiter of public land.
66	Rhys	Nottingham	Hang in there guys!
67	Steve	Simmondley	
68	Laraine	prestatyn	why is rimmer damaging the woods dosent he know trees give of oxygen 260 lbs of oxygen each year
69	Paula	Manchester	Every tree produces enough oxygen for 8 people
70	john	mottram	
71	Annie	Padfield	
72	Christopher	-	
73	She	Hadfield	
74	janet	hollingworth	
75	Rod	Simmondley	
76	Wayne	-	
77	Julie	-	
78	Susan	Hadfield	
79	jennifer	Hadfield	
80	Howard	Hadfield	
81	Andrew	Tintwistle	Theevsmallcwoods and corpses should be protected
82	Stephanie	Buxton	
83	Sarah	Manchester	
84	Grant	Gr Manchester	
85	Phil	Hadfield	
86	Tracy	Hadfield	
87	Janet	Hadfield	
88	sara	tintwistle	
89	sara	tintwistle	
90	Fay	Sheffield	

91	Travis Joseph	Whitfield,	-
92	Richard	Eastwood	
93	Ellen	Nottingham	
94	Alison	Nottinghamshire	I am a regular visitor to Glossop and stay near the woods
95	Mary	Wales	
96	Katerina	Huddersfield	
97	Diane	Padfield	
98	Neil	Ashbourne	
99	Lynne	Hollingworth	
100	Scott	Hadfield	
101	Laura	Tintwistle	
102	Susan	Hollingworth	
103	Esther	Milton Keynes	I go to these woods. When I visit this area
104	Mel	NW	
105	Laura	Hadfield	
106	Sian	Barnsley	My family love to go here
107	Deborah	Hadfield	This is our land. Hands off.
108	Nick	Gamesley	Local Councillor for Local People, innit?
109	Jennifer	Hadfield	
110	Miriam	Hartlepool	
111	Lucy	-	
112	Simon	London	
113	nina	london	
114	nina	-	
115	Claire	Ashbourne	
116	Robert	Hadfield	I hate land grabs by selfish people. These lads are securing the land for the community in general.
117	Linda	Simmondley	
118	Jim	Spain	
119	Ian	Hadfield	
120	Michael	Hadfield	
121	Jane	Woodley	I went to school in Glossop( Blessed Philip Howard) and the area remains close to my heart as we often visit and walk
122	Paul	New Mills	
123	Maggie	Sheffield	
124	Hannah	Hadfield	
125	Anna-Marie	Gamesley	
126	maureen	Hadfield	
127	Helen	Ely	
128	Victoria	-	
129	Pauline	Broadbottom	people love this wood please preserve and protect it now and for future generations
130	Jean	SIMMONDLEY	
131	Abraham	London	

132	Roya	Hadfield	
133	Terence	Buxton	
134	David	Holmfirth	
135	Lisa Ann	moreton	Keep Glossop green!
136	Jackie	Bolton	
137	Gavin	Simmondley	love the woods
138	Chelsea	Hadfield	Great cause too many little cherub areas like this being built on
139	Julie	Hadfield	
140	Steven	Hollingworth	
141	Andrew	Hancock	Founder member of FoGSW and Applicant for VG126
142	Tracey	Saddleworth	Originally from high peak.
143	Mick	Tintwistle	
144	Joanne	Hadfield	
145	Ingrid	Colchester	
146	Paul	Berlin	-
147	Eleanor	Bristol	
148	Jordan	Hollingworth	I work in glossop just around the corner and it would be nice for this space to be open to the public and not harmed by 1 individual and claimed as his own land
149	Aaron	-	
150	Holly	-	
151	Melanie	Longdendale	
152	Melanie	Hyde	
153	paul	Birch Vale	
154	Guy	london	
155	Sam	Buckinghamshi	
156	Paul	Hazel Grove	
157	Steven	Hyde	We need trees and green spaces preserved now more than ever!!
158	Sarah	Disley	
159	Jason	Padfield	
160	Janice	Yorkshire	
161	Jack	Kent	
162	Kim	Hollingworth	
163	Jean	Tintwistle	
164	Julia Maureen	Simmondley	
165	Graham John	Simmondley	
166	Sara	Stockport	
167	Grace	Mottram	
168	Emma	-	
169	Kay	Manchester	
170	Dave	Orpington	
171	Mike	Glossop	
172	Mike	(Tintwistle)	Just when you thought the human race was edging forward to higher levels of humanity and co-operative endeavor, a cretin like Rimmer comes along to halt our



			progress and remind us that there are still some whose whose lives are predicated upon greed and stupidity
173	Marianne	Tintwistle	We must preserve our green spaces for future generations.
174	Russ	Nottingham	
175	Matt	Buxton	
176	Nicole	-	
177	Helen	Cheshire	
178	Helen	-	
179	David	Whitfield,	The public has enjoyed continuous access to these woods along Glossop Brook, despite the obstructions erected in an attempt to deter use of the path. These obstructions should be removed so that access canbe restored for residents of all mobility abilities.
180	Chris	Hampshire	
181	Catherine	Hadfield,	
182	Rhona	-	
183	Lindsey	Hadfield	
184	Michaela	Hadfield	
185	Helen	-	
186	Paul	-	
187	Sharon	Hadfield	
188	Dawn	Stafford	
189	Susan	Rugby	
190	Alexandria	New York	love the forests!! fuck people who want to destroy them. why do you want to destroy the very thing that allows you to breathe easy? Idiots...
191	Rickie	-	
192	Joanne	Hadfield	Good work guys, keep it up.
193	David	Lincs	
194	Jonathan	Padfield	Disgrace if this is allowed to happen
195	Jocelyn	London	
196	Rebecca	Hadfield	
197	Lee	Hadfield	Keep up the good work
198	Loretta	Hadfield	
199	Loretta	-	
200	Sarah	-	
201	Iwan	London	
202	Paula	Gamesley	
203	William	-	
204	Carmen	-	
205	Alexandra	-	
206	Victoria	Stalybridge	
207	Teresa	Tamworth	

208	kirsty	hadfield	This land should be open to the public as it was when I was a child. I had hours of fun on here as a child making sand and sitting by the river with my friends. I hoped that my children would be able to do the same until someone fenced it off in the hope of no one questioning it. Open it back to the public.
209	Sean	Padfield	HPBC should look to their own laurels as well. See what I did there?
210	Frank	Nottingham	
211	Matthew	Manchester	
212	Susan	Hadfield	
213	Alex	Broadbottom	
214	Christine	Hadfield	I grew up in George street I remember that land and I don't agree that me rimmer has any claim on this land
215	Zoe	Stone	
216	Helene	Manchester	
217	Patricia	Tintwistle	
218	Dorothy	Hadfield	
219	Mark	Old Glossop	In times past I've taken visitors to the area for story walks in George Street Woods - a delightful setting, and it upsets me to see it now closed to public access.
220	Sophie	Hadfield	
221	debbie	High Peak	
222	sean	hadfield	
223	stephanie	derbyshire	
224	Heather	Mancheter	Born and riased Derbyshire
225	Adam	York	This wood means a lot to my wife and family.
226	Patricia Anne	Simmondley	
227	Tracey	Simmondley	
228	Nicholas	Hadfield	
229	Tracey	Hadfield	
230	▲ ?		

The Council should consider if the evidence suggests that the original comment submitted by the CPRE opposing the designation of LGS was a more accurate reflection of the situation?

Sent: Tuesday, October 30, 2012 6:18 PM

*The site off George Street, proposed for a Local Green Space, should be used for housing development. It is centrally placed, near to the shops and market place and would save the allocation of greenfield land elsewhere. As a neglected brownfield site, it was proposed for housing development in 2002/3. It is now overgrown with trees and has poor access within the site. It does not fulfil the criteria for local green space in NPPF (para 77). There is no evidence that it is demonstrably special to the local community or that it holds particular local significance, 'for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife'.*

The Council should consider if the letter below from [REDACTED] of Landbank Ltd who worked with HPBC between 2000 and 2007, proposing the development of the site, in any way suggests that the former Shepley Mill site was 'demonstrably special to a local community'?

Dear Mr

I am writing to confirm that my company, the Landbank dealt with HPBC between 2000 and 2007 with a view to developing the site known as Glossop Brook as part of an overall town centre regeneration scheme, and that the land to the west of George Street was an ideal site for the relocation of the new PCT clinic. This land was of unknown ownership and was derelict; there was no sign of public use, just tipping and an off street impromptu car park created by/or at The Old Glove Works. There was never any indication from HPBC to either myself or the Glossop and Tameside Primary Care Trust Team, who jointly attended the meetings, that public access or use was an issue or we would not have spent considerable time working towards acquiring a site through the CPO process. Had HPBC received or known of evidence at that time that the land could fall foul of the village green legislation I am sure it would have been tabled during our meetings.

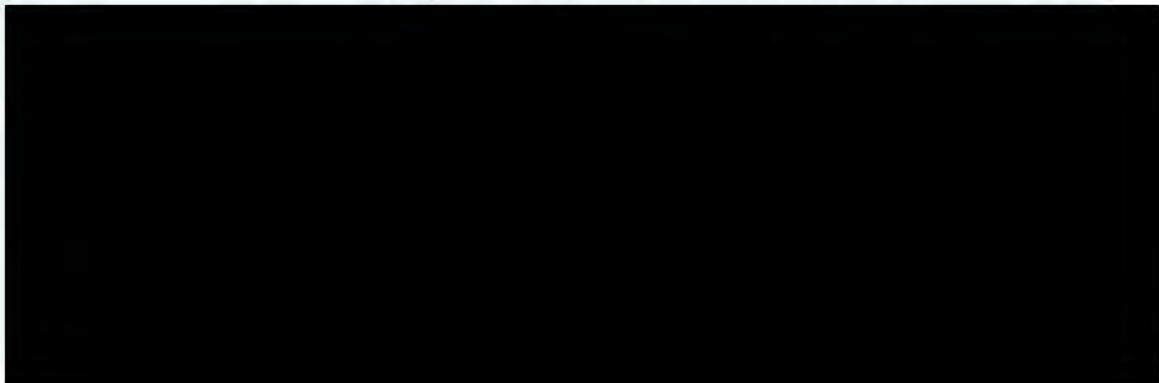
Yours sincerely

[REDACTED]

Similarly, should the 'significant benefits to developing this piece of land' (as appreciated by Dai Lerner) be ignored.

[REDACTED]

The Council should consider the evidence available, that suggests [REDACTED] might have had a conflict of interest in having the former Shepley Mill site designated a LGS – and whether, for the good of Glossop and the High Peak, this designation needs to be reversed, and the previous ‘regeneration area’ designation reinstated.

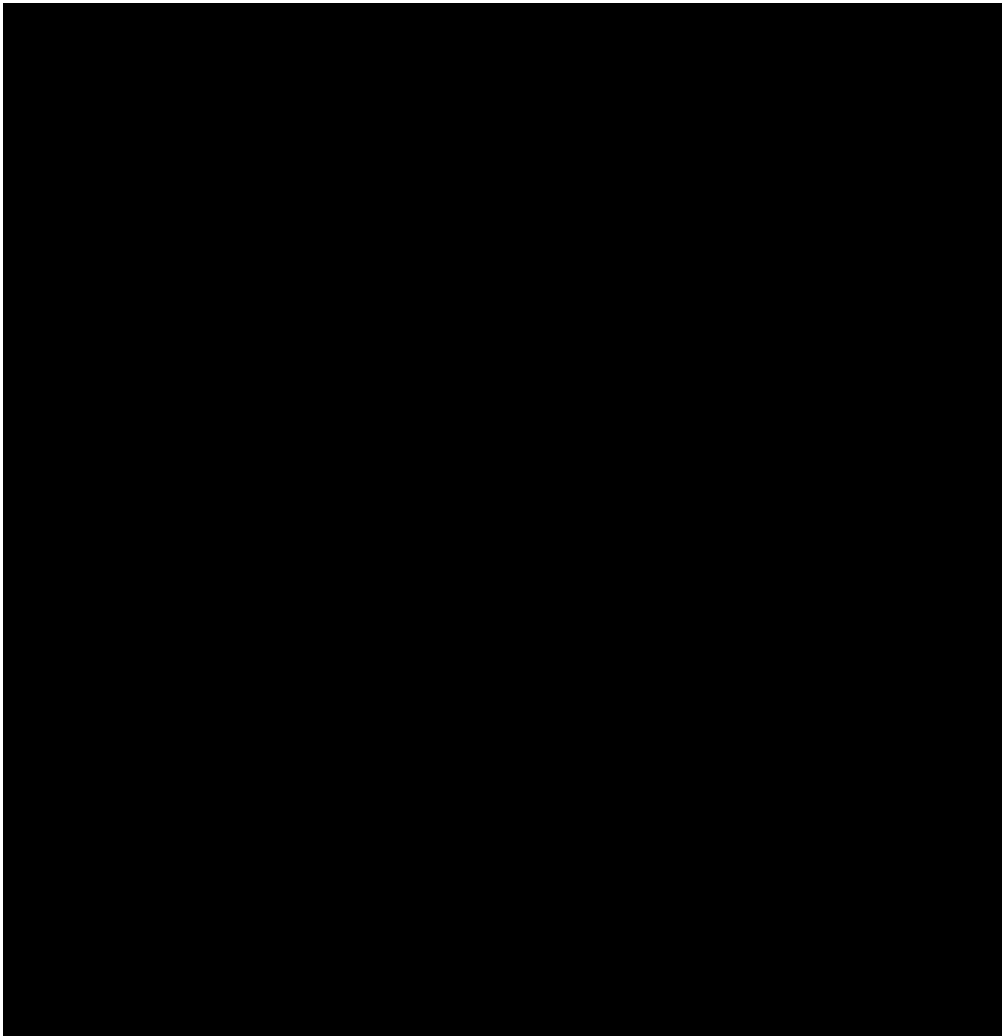


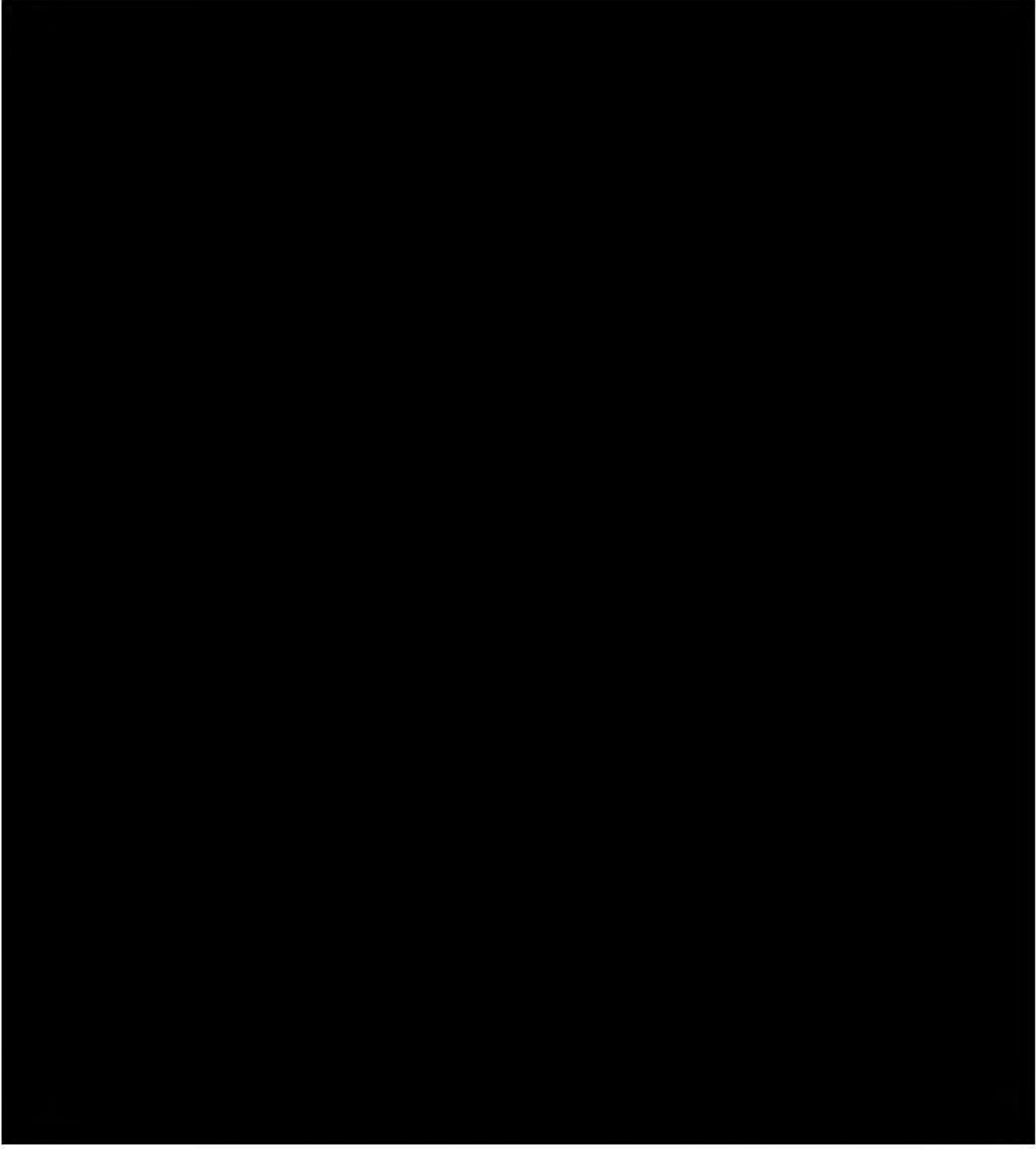
[REDACTED] there is no record of how the closed question relating to the former Shepley Mill site was added to the ‘consultation’ document – then the Council should review this.

The previous name given to the site by locals was ‘the tip’. So the Council should also consider how the area shown in the 2010 picture below becomes ‘demonstrably special to a local community’ – how does it match any criteria?



**The Council should consider** the possibility that the previous LDP was manipulated. There is no George Street Wood. It is a construct by a group that had a membership of 30.





**The Council could consider** the evidence that the land (the former Shepley Mill site) is 'reasonably close to the community it serves'. The evidence shows that for many (who filled in an online form) the answer is 'no'.

There were twenty people from five or six houses that fell within the 800m guideline that supported the LGS designation – 0.56% of the electorate; but does this constitute a 'community' or a group of activists?

The Council should also consider that:

- In 2011 HPBC were looking to 'bring an abandoned piece of Glossop land' 'that hadn't been touched for decades' 'in from the cold' to turn it into a car park. The area was further described as 'scrub land that has been going to seed for years'.

# clinic car park bid



CENTRE POINT: Glossop Primary Care Centre where patients say the parking is poor.

**HIGH Peak's Mayor is backing a bid to bring a piece of abandoned Glossop land in from the cold.**

Last week we revealed how Tameside and Glossop Primary Care Trust was trying to discover who owns the wooded patch on George Street.

They think it would be perfect to boost the inadequate parking at the nearby Glossop Primary Care Centre.

Mayor Graham Oakley also wants to discover who owns the land.

"I am asking our officers to find out," said the Glossop councillor.

"It would be an ideal addition to any riverside walk, we could put seats on it.

"It is in a perfect location being so close to Harehills Park."

**BY DAVID JONES**

The Chronicle has discovered that the land, which is sandwiched between George Street and Philip Howard Road once formed part of Lord Howard's Glossopdale Estate.

It was sold as part of a huge auction which was held at the Norfolk Arms in the mid-1920s.

No one knows who bought the land, or who owns it now.

Part of the wooded plot, which was once the site of a mill, was acquired 50 or more years ago to house Central Methodist Church.

Another chunk was bought to build Glossop Ambulance Station.

But the rest hasn't been touched in decades.

"I would like anyone who knows the owners to get in touch," said Graham.

27 JAN 2011

order and Chronicle Newspapers. Advertising: 0161 304 7691. Editorial: 0161 303 1910 Editorial Glossop: 01457 852669. [www.tamesidereporter.co](http://www.tamesidereporter.co)

[www.derbyshire.gov.uk](http://www.derbyshire.gov.uk)

## Mystery plot can be bought

SCRUB land that could play a vital part in the success of Glossop Primary Care Centre CAN be bought.

That's the good news following a Chronicle investigation into who owns the George Street mystery plot.

The wooded patch that's opposite the multi-million pound clinic has been going to seed for years.

But in the last few weeks, we have revealed how patients are now pressing for it to be turned into a clinic car park.

And now High Peak Mayor Cllr Graham Oakley wants part of it to be spruced up and turned into a river-side amenity area complete with seats.

The only snag is no one knows who owns it.

And we still don't.

But High Peak Borough Council has revealed it could be acquired by Compulsory Purchase Order.

A spokesman said: "The council can CPO land where the ownership in question is unknown.

"It simply requires additional procedural steps to be undertaken, for example, to advertise intention to make the order."

We also know that the land was once part of the vast Shepley Mill complex. Glossop Heritage Trust director Mike

Brown said: "It was actually the mill pond that was later filled in."

Checks with Derbyshire County Council have revealed that there are no owners listed in the Land Registry.

Tameside and Glossop Primary Care Trust are carrying out their own investigations following a public meeting when old criticised the clinic's acute lack of parking.

Glossop and Hadfield Old Age Pensioners' Association want them to buy the land and provide more parking.

And under CPO act provision, they could do it.

2. The land has to be 'demonstrably special to a local community' because of:

(a) **Beauty.** It is a brownfield former mill site. Pleasant not beautiful.





- (b) **Historic significance.** None – it is part of the same site that the McCarthy and Stone development and the PCT were built on.
- (c) **Recreational value.** As the garden to 33 George Street – it is private land with no public access. Gov.uk says ‘land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty)’, but none of these apply.
- (d) **Tranquillity.** As the garden to 33 George Street – it is private land with no public access.
- (e) **Richness of wildlife.** There is no objective evidence, such as a designation, like a wildlife site or Local Nature Reserve; it is not a SSSI; it does not contain bats, badgers, newts or a pond. It does have a TPO, placed on it by ██████████ which covers leylandii, ornamental holly, sycamore, willow and many ash suffering from ash die back. No tree is older than 50 years, and generally much younger.

The Council should consider whether the evidence should have supported the original designation.

3. The land needs to be ‘local in character, not an extensive tract of land’.

The area is 1.6 acres. Prior to its LGS designation it was recognised as a ‘regeneration area’.



HPBCs previous ‘Glossop Vision’ plan said ‘development should complement the brook and park-side setting’.

**The Council should consider** the phrasing and factual accuracy of the original question in the 2012 High Peak Local Plan Options Consultation document.

*'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?**

After noting this is an entirely 'closed question', **the Council should consider:**

- Who *identified on land of George Street, Glossop for one potential Local Green Space?*
- Looking at the pictures below, is the statement that the *'site was formerly occupied by a mill building which was destroyed by a fire in 1942'*, true?

The first picture is Shepley Mill in 1954; the second, partial collapse in 1962 on the corner of Chapel Street, now the CMC entrance; the third the derelict site in November 1967 bereft of any trees.





**The Council should consider** whether the statement given to the public '*is now covered with woodland that is protected by a Tree Preservation Order*' was factually accurate.

The pictures below show the elevated section that runs parallel to George Street and were taken in 2010.





Neither this section, or the Old Glove Works car park were *covered with woodland*, but [REDACTED] took the opportunity to include the entire site in his TPO 251.

**Question 7.** Do you have any site suggestions for housing?

**Yes.** The site of the former Shepley Mill on George Street, Glossop – currently designated LGS. This should have its ‘regeneration area’ status restored. It is an ideal site for a development similar to the McCarthy and Stone Calico Court and could probably accommodate around 100 retirement units (freeing up family homes).

Alternative uses could be a combined fire, police and ambulance hub – the difference in levels would allow considerable underground parking. Access could be from the river side of the Central Methodist Church joining the current ambulance station to the site; or the CMC could be relocated to the ambulance station site or just be the subject of a CPO.

Combined with the Old Glove Works car park, there is also enough space for a leisure complex, say cinema and ice rink/bowling alley which would be a great asset and remove the need for Glossopians to travel.

The 2014 HPBC ‘LANDSCAPE IMPACT ASSESSMENT’ report said *‘development along George Street could be used to further increase its significance to the community, encouraging its use as a pedestrian route and open up access to the town centre’*. This suggests a row of terraced houses. It is a brownfield site and should be developed.

As HPBC has already discussed the ‘proposal to develop’ the land in 2020, there appears to be support for this – it is just a matter of deciding upon an appropriate development.

# Agenda and draft minutes

## George Street Wood, Glossop, The Executive - Individual Executive Decisions - Wednesday, 18th November, 2020 10.00 am

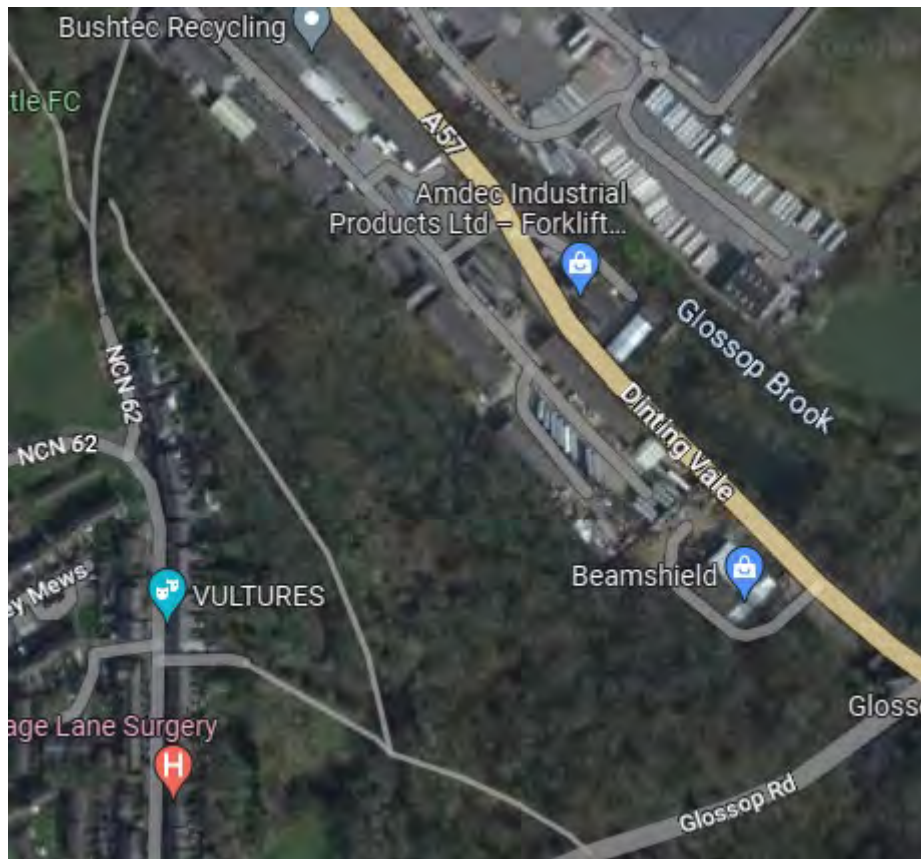
- [Agenda frontsheet](#) PDF 82 KB
- [Agenda reports pack](#) PDF 97 KB
- [Printed draft minutes](#) PDF 90 KB

Items	
20/54	<p><b>George Street Wood, Glossop</b></p> <ul style="list-style-type: none"><li>• <a href="#">View the reasons why item 20/54 is restricted</a></li></ul> <p><b>Minutes:</b></p> <p>The Executive Councillor approved a report to notify members about a proposal to develop George Street Wood, Glossop and to set out the steps that need to be undertaken in respect of the proposal.</p>

**Question 9** Do you have any site suggestions for Local Green Spaces?

**Yes. Roughfields, Padfield.**

**Yes. Bluebell wood, Dinting/Gamesley.** It was a nature reserve in the 1970s and is a truly ancient habitat that should be protected. Home to bats, badgers, newts and trees that are more than a century old.



<https://www.google.co.uk/maps/@53.4472268,-1.9743637,974m/data=!3m1!1e3?hl=en&authuser=0>

**Bluebell wood:** This place is in need of specific protection as it is one of the few remaining examples in the area of ancient wood land that has survived down the centuries. It would be an example of local government vandalism if development were allowed to take place on it and there have been far too many examples of such vandalism carried out in the High Peak. You only have to look at the gross over infilling of open spaces on which has been placed overpriced housing developments that are out of the price range of the majority of people in the High Peak,

Patricia Boyle

██████████  
A High Peak Resident

Dear Planning Policy Team,

**I would like you to consider these comments as part of your early engagement in preparation for the next LDP or a revision of the current one.**

**Question 3:** What should be the Strategic Objectives for the next Local Plan?

To reduce the environmental impact of the LDP – specifically housing and transport.

- Always give priority to building on ‘brownfield’ sites in preference to ‘greenfield’.
  - Actively encourage the use of alternative building methods such as ‘insulated concrete formwork, ICF’, timber frame and other highly insulated, possibly pre-fabricated building methods. Stop allowing builders to use ‘block and brick’ as their default method because that is what they have always done.
  - Look to integrating ‘green walls’ and ‘green roofs’ especially on industrial units, factories, supermarkets and large social/communal buildings.
  - As gas boilers are being phased out in 2025 reflect this in a requirement to have air source/ground source or water source heating fitted at build stage – and start to retrofit in all publicly owned buildings. Promote the government grant available to increase the minimal uptake.
  - Insist electric vehicle charging points are fitted to each and every new build – not shared, one each.
  - Planning to require all new build properties to be fitted with LED lighting at build stage, and to encourage the use of ‘light tunnels’ and solar panels.
  - Consider ‘solar gain’ at planning prior to build stage and orient design to take advantage of being south facing.
- 
- All HPBC heavy diesel vehicles to be retro-fitted to hydrogen. Not a massive task, but requires storage facilities (see JCB).
  - All HPBC cars and small vans to become electric.
  - Work with bus companies to convert to hydrogen or electric.
  - Consider something like CopenHill as the future of recycling and waste disposal as an alternative to landfill and a visitor attraction.  
<https://www.visitcopenhagen.com/copenhagen/planning/copenhill-gdk1088237>  
<https://parametric-architecture.com/copenhill-a-waste-to-energy-plant-with-a-ski-slope/#:~:text=Located%20in%20Amager%20in%20Copenhagen,with%20an%20urban%20recreation%20center.>



**Question 6:** What other evidence should the Council consider to inform the next Local Plan?

HPBC should consider the [REDACTED]

[REDACTED] designation of the former Shepley Mill site on George Street, Glossop as a Local Green Space; and whether this designation had denied Glossop a major regeneration opportunity and should be removed.

**The evidence.**

The ‘particular circumstances’ that qualify a piece of land for Local Green Space Designation protection are that:

- **1.** The land has to be ‘reasonably close to the community it serves’.
- **2.** The land has to be ‘demonstrably special to a local community’. The land must fulfil one or more of the following criteria:
  - **(a) Beauty.** This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. The LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.
  - **(b) Historic significance.** The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.
  - **(c) Recreational value.** It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.
  - **(d) Tranquillity.** Some authorities have an existing tranquillity map showing areas that provide an oasis of calm and a space for quiet reflection.
  - **(e) Richness of wildlife.** This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.
- **3.** The land needs to be ‘local in character, not an extensive tract of land’.

(Open Spaces Society [https://www.oss.org.uk/faqs-about-local-green-space-designation/?gclid=EAlalQobChMI6Yme-vmm\\_QIVy9DtCh3ZnQmIEAAYASAAEgLPJvD\\_BwE](https://www.oss.org.uk/faqs-about-local-green-space-designation/?gclid=EAlalQobChMI6Yme-vmm_QIVy9DtCh3ZnQmIEAAYASAAEgLPJvD_BwE))

Dealing with these issues one at a time, but there is overlap:

1. The evidence submitted to the Inspector at the Inquiry prior to adoption of the 2016 local plan suggested that there were many hundreds of people from the Howard Town ward that supported the LGS designation – so ‘reasonably close’ and possibly ‘demonstrably special’.

According to HPBCs own information (**HPFOI2019/20-075 Former Shepley Mill site on George Street, Glossop**) there were ‘33 responses from 24 respondents are known to be from Howard Town’. Apart from the attempt at manipulating the numbers by submitting multiple responses, as 4 responses were from the Rimmer family opposing designation, that leaves 20 in support – at least 5 came from the [REDACTED] family, 4 from the [REDACTED] family, 2 from the [REDACTED]. Four or five families from the Ward do not really constitute ‘the community it serves’; merely a few annoyed neighbours.

Considering that, at the time, Howard Town had 3528 registered voters, and many more either not eligible, or not registered, the 20 inhabitants of the Howard Town Ward that responded in support of the LGS designation represented 0.56% of the electorate (not inhabitants). **The Council should consider whether the evidence confirms that there was a significant enough number to support the designation of a LGS?**

There was a supporting petition collected and submitted to demonstrate that this part of the former Shepley Mill site was 'demonstrably special to a local community'. The petition contained several hundred signatures. [REDACTED] from places as far away as New York, Bulgaria, London, U.S., Berlin, York, Dorset and many more; as HPBC confirms – only 24 submissions came from the Howard Town Ward; all others should have been discounted.

The Queen Camel Neighbourhood Plan – November 2019 suggested a LGS should be a maximum of 800m from the community it serves.

<https://www.southsomerset.gov.uk/media/2941/07-qcnp-lgs-paper-v4-1911.pdf>

The Open Space Society say 'Some councils have policies relating to LGS and have introduced a maximum distance between the space and the community. For instance, one has stated it must be within 400 metres, another 600 metres of the people it serves'. Gov.uk says 'the site would normally be within easy walking distance of the community served', so 800m, a maximum of half a mile.

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

The 230 names [REDACTED] were used to support the George Street LGS designation. The evidence suggests that these people should not have been classed as 'reasonably close to the community it serves'; the evidence also suggests the collection of these signatures was a numbers game designed to look like massive local support for the George Street LGS designation, but was actually the work of a small pressure group, [REDACTED]

1	Christopher	[REDACTED]	mottram		
2	Judy	[REDACTED]	Little Hayfield		
3	Catherine	[REDACTED]	London		Stop Mr Rimmer from damaging the Woods which has a Tree Presevation Order protecting it and for the public to have access to this Green Space
4	Daniel	[REDACTED]	Simmondley		Stop this
5	Frank	[REDACTED]	Simmondley		I am a "born and bred" Glossopian. We have lost far too much of our green space in Glossop, lets keep what bits remain.
6	James	[REDACTED]	Hadfield		
7	Claire	[REDACTED]	High Peak		
8	John Michael	[REDACTED]	NG5 [REDACTED]		
9	Sarah	[REDACTED]	Selby		
10	Adam	[REDACTED]	Hadfield		
11	Alexandra	[REDACTED]	London		
12	Ben	[REDACTED]	Hadfield		This wood needs protecting and to have pick nic benches to enjoy the wood
13	Sarah	[REDACTED]	s18 [REDACTED]		
14	Jane	[REDACTED]	Hadfield		
15	Alison	[REDACTED]	New Mills		
16	Paul	[REDACTED]	Hadfield		Stop the land thief

17	John Keith	Northwich	
18	david	Rochdale	
19	Rachel	Tintwistle	I grew up around Greoge st, myself and all the kids who lived there, used to play in them woods, we would make dens, paddle in the stream, I have got many happy memories of that place, and it would be such a shame to build on there, let's keep it for our future kids to play on, coz they don't make land anymore.
20	Helen	Derby	
21	Janet	Simmondley	
22	Nicola	-	
23	David	Hadfield	
24	elena	Bulgaria	
25	richard	Bulgaria	
26	David	Hadfield	
27	Kirsty	-	
28	Stefano	Manchester	For my twinee
29	anita	hadfield	
30	georgie	Plymouth	
31	lynda	High Peak	
32	Chris	Manchester	
33	Stephen	York	
34	Louise	BD20	
35	Bryony	Hadfield	
36	Martin	Manchester	
37	Margaret	Marple Bridge	
38	Chris	Cheshire	
39	Andrew	Manchester	I used to play in this area as a kid, and walk along the river, through the woods. It's definitely be a public right of way for a long, long time.
40	Linda Mary	Shropshire	
41	Virginia	U.S	
42	Stephanie Clare	Hartlepool	Please save these woods
43	Evie	Hadfield	
44	Rachel	Gloucestershire	
45	Debra	Chapel-en-le-frith,	
46	Colin	Hadfield	
47	Beverley	Hadfield	children need a place to play
48	Mary	dorset	Go boys! the man's insane and has nothing better to do with his life than to wreck local landscape. He's an embarrassment to the teaching profession.
49	Jackie	Swindon	My grandson lives in this area and it is very important to him
50	Laura	Hadfield	
51	Gareth	Padfield	

52	Deborah	S26	Woodland is important and necessary to everyone's wellbeing. There are many brownfield sites that can be used for building without removing trees.
53	Stephen	Wa8	This is a beautiful wood for use by the public
54	Tracy	Hollingworth	
55	Jenny	Manchester	
56	Vicolas	Manchester	
57	Stephen	Poole	
58	joe	bristol	
59	Jill	hadfield	Green space is for everyone, one person should not be able to claim ownership like this!
60	sue	Hyde	
61	lee	whitfield	i used to play on this bit of land as a kid and don't want it ruining or being built on (to much land in glossop being built on) 🙄
62	joanna	sheffield	
63	David	Nottingham	
64	Chloe	-	
65	Laura	York	This beautiful land was on my walk to school as a child and it should remain an asset for the many rather than one exploiter of public land.
66	Rhys	Nottingham	Hang in there guys!
67	Steve	Simmondley	
68	Laraine	prestatyn	why is rimmer damaging the woods dosent he know trees give of oxygen 260 lbs of oxygen each year
69	Paula	Manchester	Every tree produces enough oxygen for 8 people
70	john	mottram	
71	Annie	Padfield	
72	Christopher	-	
73	She	Hadfield	
74	janet	hollingworth	
75	Rod	Simmondley	
76	Wayne	-	
77	Julie	-	
78	Susan	Hadfield	
79	jennifer	Hadfield	
80	Howard	Hadfield	
81	Andrew	Tintwistle	Theevsmallcwoods and corpses should be protected
82	Stephanie	Buxton	
83	Sarah	Manchester	
84	Grant	Gr Manchester	
85	Phil	Hadfield	
86	Tracy	Hadfield	
87	Janet	Hadfield	
88	sara	tintwistle	
89	sara	tintwistle	
90	Fay	Sheffield	

91	Travis Joseph	Whitfield,	-
92	Richard	Eastwood	
93	Ellen	Nottingham	
94	Alison	Nottinghamshire	I am a regular visitor to Glossop and stay near the woods
95	Mary	Wales	
96	Katerina	Huddersfield	
97	Diane	Padfield	
98	Neil	Ashbourne	
99	Lynne	Hollingworth	
100	Scott	Hadfield	
101	Laura	Tintwistle	
102	Susan	Hollingworth	
103	Esther	Milton Keynes	I go to these woods. When I visit this area
104	Mel	NW	
105	Laura	Hadfield	
106	Sian	Barnsley	My family love to go here
107	Deborah	Hadfield	This is our land. Hands off.
108	Nick	Gamesley	Local Councillor for Local People, innit?
109	Jennifer	Hadfield	
110	Miriam	Hartlepool	
111	Lucy	-	
112	Simon	London	
113	nina	london	
114	nina	-	
115	Claire	Ashbourne	
116	Robert	Hadfield	I hate land grabs by selfish people. These lads are securing the land for the community in general.
117	Linda	Simmondley	
118	Jim	Spain	
119	Ian	Hadfield	
120	Michael	Hadfield	
121	Jane	Woodley	I went to school in Glossop( Blessed Philip Howard) and the area remains close to my heart as we often visit and walk
122	Paul	New Mills	
123	Maggie	Sheffield	
124	Hannah	Hadfield	
125	Anna-Marie	Gamesley	
126	maureen	Hadfield	
127	Helen	Ely	
128	Victoria	-	
129	Pauline	Broadbottom	people love this wood please preserve and protect it now and for future generations
130	Jean	SIMMONDLEY	
131	Abraham	London	

132	Roya	Hadfield	
133	Terence	Buxton	
134	David	Holmfirth	
135	Lisa Ann	moreton	Keep Glossop green!
136	Jackie	Bolton	
137	Gavin	Simmondley	love the woods
138	Chelsea	Hadfield	Great cause too many little cherub areas like this being built on
139	Julie	Hadfield	
140	Steven	Hollingworth	
141	Andrew	Hancock	Founder member of FoGSW and Applicant for VG126
142	Tracey	Saddleworth	Originally from high peak.
143	Mick	Tintwistle	
144	Joanne	Hadfield	
145	Ingrid	Colchester	
146	Paul	Berlin	-
147	Eleanor	Bristol	
148	Jordan	Hollingworth	I work in glossop just around the corner and it would be nice for this space to be open to the public and not harmed by 1 individual and claimed as his own land
149	Aaron	-	
150	Holly	-	
151	Melanie	Longdendale	
152	Melanie	Hyde	
153	paul	Birch Vale	
154	Guy	london	
155	Sam	Buckinghamshi	
156	Paul	Hazel Grove	
157	Steven	Hyde	We need trees and green spaces preserved now more than ever!!
158	Sarah	Disley	
159	Jason	Padfield	
160	Janice	Yorkshire	
161	Jack	Kent	
162	Kim	Hollingworth	
163	Jean	Tintwistle	
164	Julia Maureen	Simmondley	
165	Graham John	Simmondley	
166	Sara	Stockport	
167	Grace	Mottram	
168	Emma	-	
169	Kay	Manchester	
170	Dave	Orpington	
171	Mike	Glossop	
172	Mike	(Tintwistle)	Just when you thought the human race was edging forward to higher levels of humanity and co-operative endeavor, a cretin like Rimmer comes along to halt our

			progress and remind us that there are still some whose whose lives are predicated upon greed and stupidity
173	Marianne	Tintwistle	We must preserve our green spaces for future generations.
174	Russ	Nottingham	
175	Matt	Buxton	
176	Nicole	-	
177	Helen	Cheshire	
178	Helen	-	
179	David	Whitfield,	The public has enjoyed continuous access to these woods along Glossop Brook, despite the obstructions erected in an attempt to deter use of the path. These obstructions should be removed so that access canbe restored for residents of all mobility abilities.
180	Chris	Hampshire	
181	Catherine	Hadfield,	
182	Rhona	-	
183	Lindsey	Hadfield	
184	Michaela	Hadfield	
185	Helen	-	
186	Paul	-	
187	Sharon	Hadfield	
188	Dawn	Stafford	
189	Susan	Rugby	
190	Alexandria	New York	love the forests!! fuck people who want to destroy them. why do you want to destroy the very thing that allows you to breathe easy? Idiots...
191	Rickie	-	
192	Joanne	Hadfield	Good work guys, keep it up.
193	David	Lincs	
194	Jonathan	Padfield	Disgrace if this is allowed to happen
195	Jocelyn	London	
196	Rebecca	Hadfield	
197	Lee	Hadfield	Keep up the good work
198	Loretta	Hadfield	
199	Loretta	-	
200	Sarah	-	
201	Iwan	London	
202	Paula	Gamesley	
203	William	-	
204	Carmen	-	
205	Alexandra	-	
206	Victoria	Stalybridge	
207	Teresa	Tamworth	

208	kirsty	hadfield	This land should be open to the public as it was when I was a child. I had hours of fun on here as a child making sand and sitting by the river with my friends. I hoped that my children would be able to do the same until someone fenced it off in the hope of no one questioning it. Open it back to the public.
209	Sean	Padfield	HPBC should look to their own laurels as well. See what I did there?
210	Frank	Nottingham	
211	Matthew	Manchester	
212	Susan	Hadfield	
213	Alex	Broadbottom	
214	Christine	Hadfield	I grew up in George street I remember that land and I don't agree that me rimmer has any claim on this land
215	Zoe	Stone	
216	Helene	Manchester	
217	Patricia	Tintwistle	
218	Dorothy	Hadfield	
219	Mark	Old Glossop	In times past I've taken visitors to the area for story walks in George Street Woods - a delightful setting, and it upsets me to see it now closed to public access.
220	Sophie	Hadfield	
221	debbie	High Peak	
222	sean	hadfield	
223	stephanie	derbyshire	
224	Heather	Mancheter	Born and riased Derbyshire
225	Adam	York	This wood means a lot to my wife and family.
226	Patricia Anne	Simmondley	
227	Tracey	Simmondley	
228	Nicholas	Hadfield	
229	Tracey	Hadfield	
230	▲ ?		

The Council should consider if the evidence suggests that the original comment submitted by the CPRE opposing the designation of LGS was a more accurate reflection of the situation?

Sent: Tuesday, October 30, 2012 6:18 PM

*The site off George Street, proposed for a Local Green Space, should be used for housing development. It is centrally placed, near to the shops and market place and would save the allocation of greenfield land elsewhere. As a neglected brownfield site, it was proposed for housing development in 2002/3. It is now overgrown with trees and has poor access within the site. It does not fulfil the criteria for local green space in NPPF (para 77). There is no evidence that it is demonstrably special to the local community or that it holds particular local significance, 'for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife'.*



The Council should consider if the letter below from [REDACTED] of Landbank Ltd who worked with HPBC between 2000 and 2007, proposing the development of the site, in any way suggests that the former Shepley Mill site was 'demonstrably special to a local community'?

Dear Mr

I am writing to confirm that my company, the Landbank dealt with HPBC between 2000 and 2007 with a view to developing the site known as Glossop Brook as part of an overall town centre regeneration scheme, and that the land to the west of George Street was an ideal site for the relocation of the new PCT clinic. This land was of unknown ownership and was derelict; there was no sign of public use, just tipping and an off street impromptu car park created by/or at The Old Glove Works. There was never any indication from HPBC to either myself or the Glossop and Tameside Primary Care Trust Team, who jointly attended the meetings, that public access or use was an issue or we would not have spent considerable time working towards acquiring a site through the CPO process. Had HPBC received or known of evidence at that time that the land could fall foul of the village green legislation I am sure it would have been tabled during our meetings.

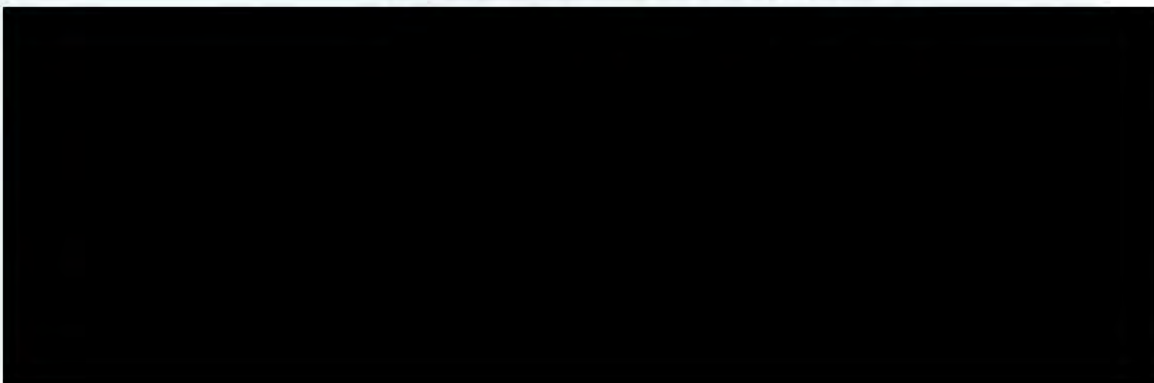
Yours sincerely

[REDACTED]

Similarly, should the 'significant benefits to developing this piece of land' (as appreciated by Dai Lerner) be ignored.

[REDACTED]

The Council should consider the evidence available, that suggests [REDACTED] might have had a conflict of interest in having the former Shepley Mill site designated a LGS – and whether, for the good of Glossop and the High Peak, this designation needs to be reversed, and the previous ‘regeneration area’ designation reinstated.

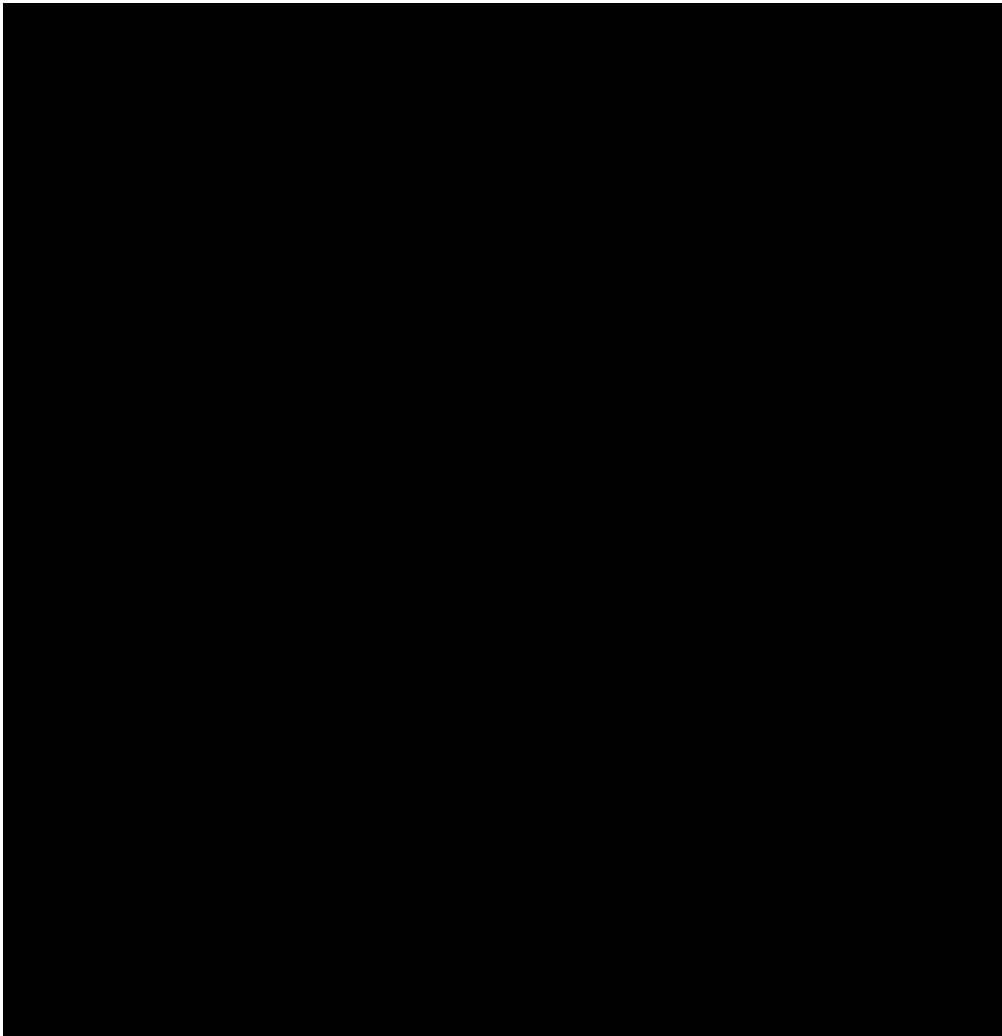


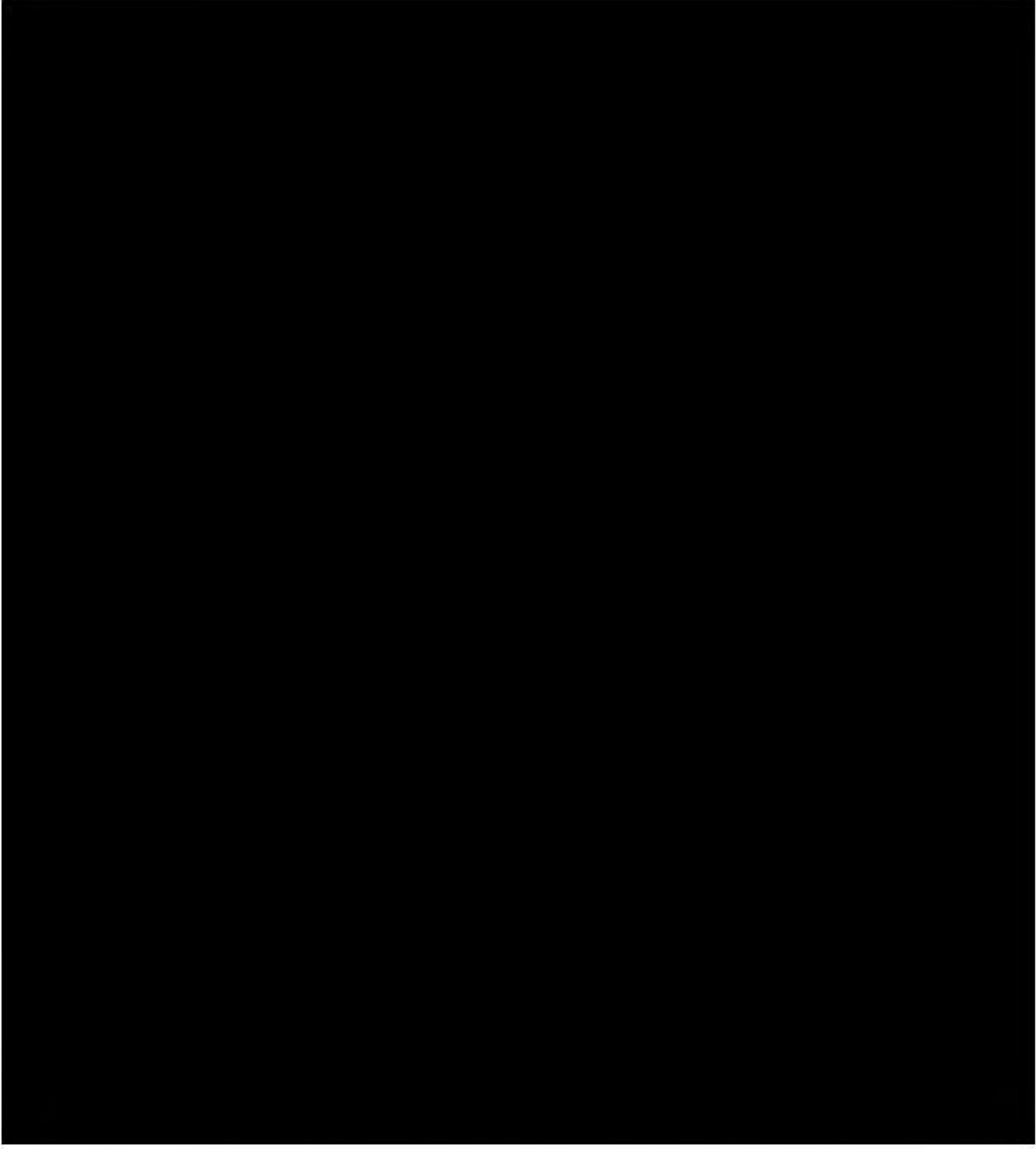
[REDACTED] there is no record of how the closed question relating to the former Shepley Mill site was added to the ‘consultation’ document – then the Council should review this.

The previous name given to the site by locals was ‘the tip’. So the Council should also consider how the area shown in the 2010 picture below becomes ‘demonstrably special to a local community’ – how does it match any criteria?



**The Council should consider** the possibility that the previous LDP was manipulated. There is no George Street Wood. It is a construct by a group that had a membership of 30.





**The Council could consider** the evidence that the land (the former Shepley Mill site) is 'reasonably close to the community it serves'. The evidence shows that for many (who filled in an online form) the answer is 'no'.

There were twenty people from five or six houses that fell within the 800m guideline that supported the LGS designation – 0.56% of the electorate; but does this constitute a 'community' or a group of activists?

The Council should also consider that:

- In 2011 HPBC were looking to 'bring an abandoned piece of Glossop land' 'that hadn't been touched for decades' 'in from the cold' to turn it into a car park. The area was further described as 'scrub land that has been going to seed for years'.

# clinic car park bid



**CENTRE POINT:** Glossop Primary Care Centre where patients say the parking is poor.

**HIGH Peak's Mayor is backing a bid to bring a piece of abandoned Glossop land in from the cold.**

Last week we revealed how Tameside and Glossop Primary Care Trust was trying to discover who owns the wooded patch on George Street.

They think it would be perfect to boost the inadequate parking at the nearby Glossop Primary Care Centre.

Mayor Graham Oakley also wants to discover who owns the land.

"I am asking our officers to find out," said the Glossop councillor.

"It would be an ideal addition to any riverside walk, we could put seats on it.

"It is in a perfect location being so close to Harehills Park."

**BY DAVID JONES**

The Chronicle has discovered that the land, which is sandwiched between George Street and Philip Howard Road once formed part of Lord Howard's Glossopdale Estate.

It was sold as part of a huge auction which was held at the Norfolk Arms in the mid-1920s.

No one knows who bought the land, or who owns it now.

Part of the wooded plot, which was once the site of a mill, was acquired 50 or more years ago to house Central Methodist Church.

Another chunk was bought to build Glossop Ambulance Station.

But the rest hasn't been touched in decades.

"I would like anyone who knows the owners to get in touch," said Graham.

27 JAN 2011

order and Chronicle Newspapers. Advertising: 0161 304 7691. Editorial: 0161 303 1910 Editorial Glossop: 01457 852669. [www.tamesidereporter.co](http://www.tamesidereporter.co)

[www.derbyshire.gov.uk](http://www.derbyshire.gov.uk)

## Mystery plot can be bought

**SCRUB** land that could play a vital part in the success of Glossop Primary Care Centre CAN be bought.

That's the good news following a Chronicle investigation into who owns the George Street mystery plot.

The wooded patch that's opposite the multi-million pound clinic has been going to seed for years.

But in the last few weeks, we have revealed how patients are now pressing for it to be turned into a clinic car park.

And now High Peak Mayor Cllr Graham Oakley wants part of it to be spruced up and turned into a river-side amenity area complete with seats.

The only snag is no one knows who owns it.

And we still don't.

But High Peak Borough Council has revealed it could be acquired by Compulsory Purchase Order.

A spokesman said: "The council can CPO land where the ownership in question is unknown.

"It simply requires additional procedural steps to be undertaken, for example, to advertise intention to make the order."

We also know that the land was once part of the vast Shepley Mill complex. Glossop Heritage Trust director Mike

Brown said: "It was actually the mill pond that was later filled in."

Checks with Derbyshire County Council have revealed that there are no owners listed in the Land Registry.

Tameside and Glossop Primary Care Trust are carrying out their own investigations following a public meeting when old criticised the clinic's acute lack of parking.

Glossop and Hadfield Old Age Pensioners' Association want them to buy the land and provide more parking.

And under CPO act provision, they could do it.

2. The land has to be 'demonstrably special to a local community' because of:

(a) **Beauty.** It is a brownfield former mill site. Pleasant not beautiful.



- (b) **Historic significance.** None – it is part of the same site that the McCarthy and Stone development and the PCT were built on.
- (c) **Recreational value.** As the garden to 33 George Street – it is private land with no public access. Gov.uk says ‘land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty)’, but none of these apply.
- (d) **Tranquillity.** As the garden to 33 George Street – it is private land with no public access.
- (e) **Richness of wildlife.** There is no objective evidence, such as a designation, like a wildlife site or Local Nature Reserve; it is not a SSSI; it does not contain bats, badgers, newts or a pond. It does have a TPO, placed on it by ██████████ which covers leylandii, ornamental holly, sycamore, willow and many ash suffering from ash die back. No tree is older than 50 years, and generally much younger.

The Council should consider whether the evidence should have supported the original designation.

3. The land needs to be ‘local in character, not an extensive tract of land’.

The area is 1.6 acres. Prior to its LGS designation it was recognised as a ‘regeneration area’.



HPBCs previous ‘Glossop Vision’ plan said ‘development should complement the brook and park-side setting’.

**The Council should consider** the phrasing and factual accuracy of the original question in the 2012 High Peak Local Plan Options Consultation document.

*'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?**

After noting this is an entirely 'closed question', **the Council should consider:**

- Who *identified on land of George Street, Glossop for one potential Local Green Space?*
- Looking at the pictures below, is the statement that the *'site was formerly occupied by a mill building which was destroyed by a fire in 1942'*, true?

The first picture is Shepley Mill in 1954; the second, partial collapse in 1962 on the corner of Chapel Street, now the CMC entrance; the third the derelict site in November 1967 bereft of any trees.







**The Council should consider** whether the statement given to the public '*is now covered with woodland that is protected by a Tree Preservation Order*' was factually accurate.

The pictures below show the elevated section that runs parallel to George Street and were taken in 2010.





Neither this section, or the Old Glove Works car park were *covered with woodland*, but [REDACTED] took the opportunity to include the entire site in his TPO 251.

**Question 7.** Do you have any site suggestions for housing?

**Yes.** The site of the former Shepley Mill on George Street, Glossop – currently designated LGS. This should have its ‘regeneration area’ status restored. It is an ideal site for a development similar to the McCarthy and Stone Calico Court and could probably accommodate around 100 retirement units (freeing up family homes).

Alternative uses could be a combined fire, police and ambulance hub – the difference in levels would allow considerable underground parking. Access could be from the river side of the Central Methodist Church joining the current ambulance station to the site; or the CMC could be relocated to the ambulance station site or just be the subject of a CPO.




Combined with the Old Glove Works car park, there is also enough space for a leisure complex, say cinema and ice rink/bowling alley which would be a great asset and remove the need for Glossopians to travel.

The 2014 HPBC ‘LANDSCAPE IMPACT ASSESSMENT’ report said *‘development along George Street could be used to further increase its significance to the community, encouraging its use as a pedestrian route and open up access to the town centre’*. This suggests a row of terraced houses. It is a brownfield site and should be developed.

As HPBC has already discussed the ‘proposal to develop’ the land in 2020, there appears to be support for this – it is just a matter of deciding upon an appropriate development.

# Agenda and draft minutes

## George Street Wood, Glossop, The Executive - Individual Executive Decisions - Wednesday, 18th November, 2020 10.00 am

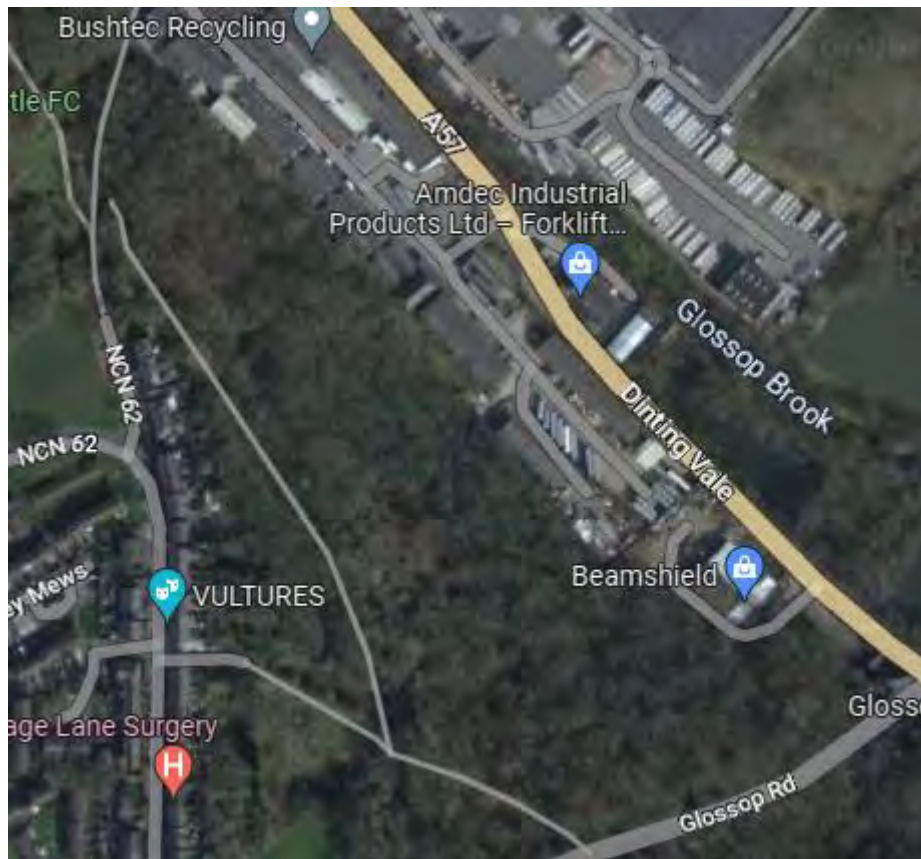
- [Agenda frontsheet](#)  PDF 82 KB
- [Agenda reports pack](#)  PDF 97 KB
- [Printed draft minutes](#)  PDF 90 KB

Items	
20/54	<p><b>George Street Wood, Glossop</b></p> <ul style="list-style-type: none"><li>• <a href="#">View the reasons why item 20/54 is restricted</a></li></ul> <p><b>Minutes:</b></p> <p>The Executive Councillor approved a report to notify members about a proposal to develop George Street Wood, Glossop and to set out the steps that need to be undertaken in respect of the proposal.</p>

**Question 9** Do you have any site suggestions for Local Green Spaces?

**Yes. Roughfields, Padfield.**

**Yes. Bluebell wood, Dinting/Gamesley.** It was a nature reserve in the 1970s and is a truly ancient habitat that should be protected. Home to bats, badgers, newts and trees that are more than a century old.



<https://www.google.co.uk/maps/@53.4472268,-1.9743637,974m/data=!3m1!1e3?hl=en&authuser=0>



# Paul Butler Associates

Planning, Development & Heritage Consultants

2 March 2023

Mr Ben Haywood  
Head of Development Services  
Buxton Town Hall  
Market Place  
Buxton  
Derbyshire  
SK17 6EL

22.1841

Dear Ben

## Response to High Peak Local Plan Early Engagement Consultation

I am writing on behalf of my client Martin Francis Bradbury to nominate a site as part of High Peak Borough Council's Local Plan Early Engagement Consultation. This letter accompanies the completed Early Engagement Response form and provides information necessary for the Council to consider allocation of the site to help meet future housing need.

### 1. Site Location

The nomination relates to a site located off North Road, Hilltop Road, Park Road and Cemetery Road, Glossop, SK13 7QH. Please refer to the enclosed location plan.

The site is approximately 5.6 hectares in size and is located approximately 1.2Km to the north of Glossop Town Centre. The site is split into three parcels of land by the adjacent roads, the largest parcel situated between North Road and Hilltop Road, and second most sizeable between North Road and Cemetery Road, and a smaller parcel located between Park Road, North Road and Hilltop Road. Bettenhill Farm, the residence of the client, is located on the largest parcel of land adjacent to North Road and close to the junction of Hilltop Road.

The site is currently located within the Green Belt and an Area of Countryside. Although the site is located in the Green Belt and an Area of Countryside, the site is located in close proximity to the built up area boundary of Glossop and positioned within a sustainable/accessible location. The site is located on the edge of the Green Belt adjacent to land which has been allocated for housing (Housing Allocation G6 North Road, Glossop). New housing has recently been developed on this land, which consists of 2, 3, 4, and 5 bedroom properties with a mixture of terraced, semi-detached, and detached dwellings, which are displayed in the photographs 1, 2 and 3 below.



**Photograph 1:** New build properties on Hawthorn Drive close to the subject site.



**Photograph 2:** New build properties on Hawthorn Drive close to the subject site.



**Photograph 3:** New build properties on Hawthorn Drive close to the subject site.

## 2. Existing/Previous Use

The site is occupied by various fields/paddocks which are associated with Bettenhill Farm which is located towards the north of the site between North Road and Hilltop Road. Bettenhill Farm consists of a farmhouse and two associated outbuildings. These comprise grey stone walls, pitched slate roofs with timber windows and doors. The site is bounded by low rise stone walls, timber and metal fencing, hedges and small trees.

## 3. Potential Uses

As part of this nomination, it is proposed that the site is allocated for residential use.

A UK parliamentary Committee Report dated 7<sup>th</sup> December 2022 states that the Department for Levelling Up, Housing and Communities expects *'to achieve 157,000 new homes in its 2021 programme of house building against a public target of up to 180,000'*. This displays that national housing targets are not being met and putting new sites forward for housing allocation will assist in meeting national targets.

At a local level, the 'High Peak Local Plan Early Engagement January 2023' document recognises that if the Council are to support a higher level of economic growth a housing requirement of 364 homes per year would be required to support an increase in the working age population of around 4,500 and jobs growth of around 3,300. This represents an increase from the 350 homes per year requirement in the current Local Plan.

In addition, the 'High Peak Local Plan Early Engagement January 2023' document confirms that since 2011, the current annual housing requirement of 350 has only been met twice. In 2021, this led to the Council not being able to demonstrate five year supply of housing land as mandated by Government. In combination, the Council recognise that a fresh look at the Local Plan housing requirement is needed.

The subject site is considered to be an ideal site for housing allocation to meet future demand and help address shortfall.

#### **4. Capacity/Density**

Based on an assumed development density of 30 – 50 dwellings per hectare, the site has the capacity to provide 168 – 280 dwellings. However, any future design proposals would take into consideration the density of development that characterises the area. The following sections identify the reasons why the site is appropriate for housing development.

#### **5. Market Attractiveness/Economic viability of housing on the site**

A residential development would be economically viable, given the lack of physical constraints, the need and demand for more housing nationally/locally, and the accessible and sustainable location of the site.

#### **6. Site Features, Physical Constraints and Suspected Constraints**

There are no known site features or physical constraints that would affect the development of the site:

##### Access

No significant new road infrastructure will need to be developed off site to facilitate the development. There is an existing vehicular access point on North Road to link the internal highway of the development to the existing local highway network. New access point(s) could be created on North Road if necessary and Hilltop Road could also provide access to new dwellings. In overview there is significant scope to provide appropriate access to the subject land which could be detailed as part of future design proposals.





**Photograph 4:** North Road whereby a new access road could be created from the existing vehicular access point.



**Photograph 5:** Hilltop Road where access could be sought.

### Ecology/Arboricultural

The site and its surroundings are not identified as being of high ecology value. There are no locally designated Sites of Biological Importance (SBI) nor any Local Wildlife Sites; Regionally Important Geological/Geomorphological Sites (RIGS) and Local Nature Sites; nationally designated Sites of Special Scientific Interest (SSSIs); or RAMSAR sites of international importance located nearby.

With regards to the trees located on the boundaries of the site, it is understood that none of these are covered by a TPO however this will be confirmed by the Council if/when a future planning application for development is progressed.

Where possible all trees will be retained as part of the development. The loss of boundary hedges would be limited and would be offset by the planting of native species elsewhere in the development.

It is noted that adjacent to the site is Castlehill Wood, which is covered by a TPO. Development of the subject site would not have an impact on Castlehill Wood.

### Flood Risk and Hydrology

The application site is located within Flood Zone 1 on the Environment Agency's flood risk map and therefore it has a less than 1 in 1000 annual probability of flooding. In this respect the site is highly appropriate for housing, whilst its development will reduce any future pressure for developing sites that are at risk from flooding.

### Ground contamination/topography

There is no known contamination on the site. There is no history of subsidence on the site or other issues with the ground condition. These matters would be appropriately considered through reporting forming part of a future planning application which could identify any mitigation deemed necessary.

The site has a fluctuating level of gradient; the parcel of land between North Road and Hilltop Road has a steeper gradient than the other two parcels of land located between Park Road, Hilltop Road and North Road, and Cemetery Road and North Road which possess more shallow gradients. Photographs 7, 8 and 9 show the varying gradients of the site.



**Photograph 6:** Taken from North Road looking up towards Hilltop Road.



**Photograph 7:** Taken from Hilltop Road looking down towards the site and North Road.



**Photograph 8:** View from Hilltop Road displaying parcel of land between North Road and Cemetery Road.



**Photograph 9:** Small parcel of land between North Road, Hilltop Road, and Park Road.



**Photograph 10:** Small parcel of land between North Road, Hilltop Road, and Park Road.

An appropriate siting and layout can be designed to ensure that the varying levels of gradient will not significantly affect the site's development for housing going forwards.

#### Service Infrastructure

There are no high pressure gas mains or high voltage power cables (both overhead and underground) passing through the site. Water, gas, electricity and sewerage connections are situated close to the site and can be modified to serve the development.

#### Heritage and Townscape

There are no heritage assets (conservation areas, statutory/locally listed buildings, scheduled ancient monuments or parks/gardens of historic interest) located on the site. There is a scheduled monument on Castlehill Wood, adjacent to the site which can be taken into consideration when designing the development proposals. No other heritage assets are located in the surrounding area.

#### Pollution and Hazards

The site is not located in a designated Air Quality Management Area. There are no significant sources of pollution (such as noise, light, dust and vibration) near to the site and the proposed housing would not cause pollution that would impact on a sensitive receptor.

## **7. Planning Status**

The site does not have any extant planning permissions in place. Although there is a planning history associated with two small parts of the site. The following applications were identified following a review of the Council's online planning database:

#### Applications:

Application reference: HPK/0002/1802

Description: To Reclaim Land By Tipping And Covering With Top Soil (hard Core). North Road Bettenhill Farm Glossop

Decision: Application approved 07.12.1984

Application reference: HPK/2012/0603

Description: Proposed Replacement Of Hen Sheds & Stables To House Hen, Horses, Work Shop & Storage. Bettinhill Farm, North Road, Glossop, SK13 7QH

Decision: Application approved 31.12.2012

## **8. Is there Potential for Onsite Renewable Energy Provision?**

On-site renewable energy could be provided as part of a residential development. In the first

instance, a housing development would adopt a fabric first approach using materials with high insulating properties in order to limit heat loss. In terms of types of renewables, all forms of technology could be considered ie. solar panels, air source heat pumps, ground source heat pumps, micro-CHP (combined heat and power) units etc. However, a Sustainability/Energy Statement would be undertaken as part of a planning application which would determine the most appropriate technology for the site.

## **9. Public Transport Availability**

The nearest bus stop to the site is on North Road, south of the site and approximately 4 minutes in walking distance. Additionally, Hadfield is a 10 minute walk from the site and buses travel to destinations such as Glossop and Ashton-under-Lyne. The nearest train station is located in Hadfield, which is a 10 minute walk away from the site. There are trains every 30 minutes and travel to destinations which include Glossop, Broadbottom, Newton for Hyde and Manchester Piccadilly.

In terms of accessibility by car, the A57 is located 2.8Km away or a 5 minute drive from the site. The M67 is located 6.2Km away from the site.

## **10. List of services and local facilities within walking distance**

Within approximately a 10 minute walk from the site is Hadfield which provide a large range of local services and facilities. These include: 'The New Lamp' Public House, 'The Palatine' Public House, several takeaway shops, 'Dollys Café', 'The Anchor Inn', several retail shops including a Tesco Express. To the south approximately a 20 minute walk from the site is Glossop which has a large variety of local services and facilities. Larger supermarkets can be found here, along with restaurants / cafes, retail shops, petrol stations, pubs, fitness centres, hotels and entertainment venues. Both Hadfield and Glossop also provide a wide range of employment opportunities.

## **11. List of Services and Local Facilities within Cycling Distance**

In addition to the array of services located in Hadfield and Glossop, within 10 minute cycling distance (approximately 3Km) is the village of Hollingworth. Services and local facilities include: 'Hollingworth Food Spot', 'Bianco Hollingworth' restaurant, 'Cosy Café', 'The New Inn' Public House, 'Spice Bistro' and 'Gun Inn' Public House. Hollingworth also possesses a convenience store, a bakery, a hairdressers, a church and a community centre. Woolley Bridge is also located approximately a 6 minute cycle (2.4Km away) with a range of local services and facilities.

## **12. Are Existing Walking and Cycling Routes Safe and Convenient?**

There is a footpath running directly past the site along North Road (Photograph 11), Park Road and Cemetery Road. These footpaths are in good condition and provides safe and convenient access for pedestrians to Hadfield or Glossop. In terms of cycling routes, the carriage ways of North Road, Park Road and Hadfield Road are all in good condition and form part of the local highway network.



**Photograph 11:** Footpath running alongside North Road.

## Conclusion

The site is currently designated Green Belt Land and an Area of Countryside. However due to the location of the site, which is adjacent to other residential development and land allocated for housing, it is considered appropriate that the subject site is allocated for housing development as part of the Local Plan Review. The allocation of the land for housing will help to address need to support economic growth and also assist High Peak Council in meeting local housing demand targets, something which has only been met in two years since 2011.

It has been demonstrated that there are a series of other factors associated with the site that should be considered in allocating it for housing including its position in an accessible and sustainable location; the proposed housing being deliverable in the short term; and, the lack of any known major constraints associated with the land. These factors all weigh positively in the proposed allocation of the site for housing development.

We trust that the Council will take on board this submission through the Local Plan Review and duly consider the nomination of the site for housing allocation. We would be grateful to be kept informed and up-to-date on future stages of the Local Plan Review.

Yours sincerely,

**James Walkington BA (Hons) MSc**  
Assistant Planner

Cc Martin Francis Bradbury

Enc. 1. High Peak Local Plan Response Form.  
2. Location plan

Appendix 1: Site Photos



Photograph 1: View looking towards the site from North Road



Photograph 2: Hilltop Road



Photograph 3: View of the site from Hilltop Road



Photograph 4: View of the site from Hilltop Road



Photograph 5: View of the site from Hilltop Road



Photograph 6: View of the site from Hilltop Road





Photograph 7: View of the site from Hilltop Road



Photograph 8: View of the site from Hilltop Road



Photograph 9: View of the site from Hilltop Road



Photograph 10: View of the site from Hilltop Road



Photograph 11: View of the site from Hilltop Road



Photograph 12: View of the site from North Road



Photograph 13: View of the site from North Road



Photograph 14: View of the site from North Road



Photograph 15: Access to Bettenhill Farm from North Road



Photograph 16: Junction at North Road with view of the site



Photograph 17: View of the site from Cemetery Road



Photograph 18: View of the site from Cemetery Road



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

**Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	<b>Personal details</b>	<b>Agent's details (if applicable)</b>
Title	Mr	Mr
Name	Martin Francis Bradbury	James Walkington
Job title (if applicable)		Planner
Organisation (if applicable)		Paul Butler Associates Ltd
Address	██████████ ██████████ ██████████	██████████ ██████████
Post code	██████████	██████████
Telephone no.	Contact via agent	██████████
Email address	Contact via agent	██

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

The 'High Peak Local Plan Early Engagement January 2023' document recognises that if the Council are to support a higher level of economic growth a housing requirement of 364 homes per year would be required to support an increase in the working age population of around 4,500 and jobs growth of around 3,300. This represents an increase from the 350 homes per year requirement in the current Local Plan.

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

N/A



**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

N/A

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

Policy H 2 – Housing Allocations.

The subject site is to be identified for future housing development, please refer to the justification below and the accompanying covering letter.

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

N/A

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

N/A

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

Land Agent

Developer

Other

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

Sole Owner

Part Owner

Neither

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

N/A

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes

No

**Does the owner(s) support the development of the site?**  
(please select one answer)

Yes

No

**Site location (including grid reference and postcode if known)**

Bettenhill Farm

SK13 7QH

Grid Reference:

X (Easting): 403035, Y (Northing): 395594

**Site Area (hectares)**

5.6

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Paddock/field with a farmhouse and associated outbuildings.

**Type of site e.g. greenfield, previously developed land/brownfield**

Greenfield/paddock/field, previously developed land with a farmhouse and associated outbuildings

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Please see the site location plan submitted as part of this response.

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

The site has the capacity to provide 168 – 280 dwellings.

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

*Site is owned by a developer*

*Site is under option to a developer*

*Enquiries received/ strong interest*

*Site is currently being marketed*

None

Not Known

**Comments on market interest**

At this early stage, the landowner has an interest in developing the site for market housing. No other parties are involved at present.

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*



**Please provide any relevant information of likely measures to overcome the above constraints**

These matters would be appropriately considered through reporting forming part of a future planning application which could identify any mitigation deemed necessary.

An appropriate siting and layout can be designed to ensure that the varying levels of gradient will not significantly affect the site's development for housing going forwards.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

*Immediately*

*Up to 5 years*

*5 - 10 years*

*10 – 15 years*

*Beyond 15 years*

*Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

N/A

**Other Relevant Information – Please use the space below for additional information**

Please refer to the accompanying covering letter. This sets out the main details of the site in terms of its location, current use and potential uses. The site features are then described, alongside identifying physical and suspected constraints. Opportunities of the site are also discussed, and a justification is made on the site's allocation for future housing development.

**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

N/A

**Please provide a site plan clearly identifying the exact boundaries of the site.**

N/A

**Location - Is the site in reasonably close proximity to the community it serves?**

N/A

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

N/A

**Size / Scale - Is the site local in character and not an extensive tract of land?**

N/A

**If possible, please provide photographs of the site that support your comments.**

N/A

**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

N/A

**Please provide a site plan clearly identifying the exact boundaries of the site.**

N/A

**Do you own the site?**  
*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

N/A

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

N/A

**Please specify the current land use.**

N/A

**If the land is in any existing ecological schemes, please specify until when.**

N/A

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

N/A

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

N/A

**Please provide a site plan clearly identifying the exact boundaries of the site.**

N/A

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

N/A

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

N/A

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

N/A

**Current land use (including agricultural land quality rating if relevant)**

N/A

**Proposed grid connection point (if known)**

N/A



**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

N/A

**Site location (including grid reference and postcode if known)**

N/A

**Please provide a site plan clearly identifying the exact boundaries of the site.**

N/A

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

N/A

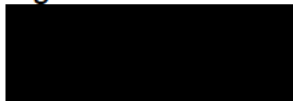
**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

N/A

**Current land use**

N/A

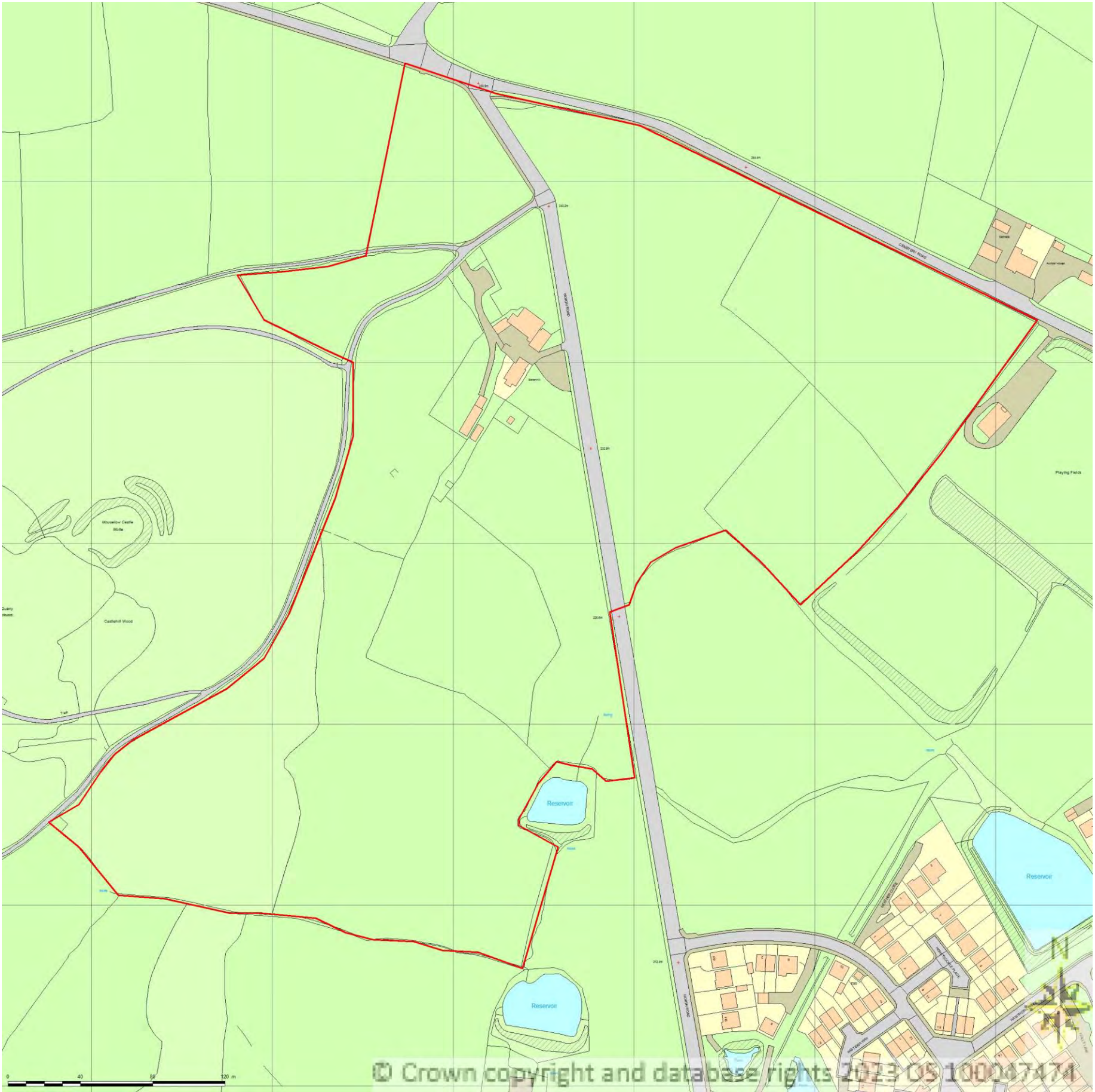
**Signature**

A solid black rectangular box redacting the signature.

On behalf of Martin Francis Bradbury  
Date 02/03/2023

Thank you for completing this response form.

SITE LOCATION PLAN  
AREA 36 HA  
SCALE 1:2500 on A3  
CENTRE COORDINATES: 403052, 395498



## Comment

Consultee	Dr Paul Bridges (1334394)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Dr Paul Bridges (1334394)
Comment ID	LPEA28
Response Date	17/02/23 13:39
Consultation Point	Question 10 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.3

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

**Proposed Future Uses & Potential Site Capacity (please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

### Question 12

**What use is the site proposed for?**

Biodiversity improvement to compliment housing development at Shire Hill Hospital (HPK/2019/0316), Hawkshead Mill (completed) and land east of Highstones, Bute St. (HPK/2022/0259).

**Site location (including grid reference and postcode if known)**

Land East of Bute St, G12 on existing HPBC Local Plan.

**Do you own the site?**

No

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

By farmer and on foot.

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

The site is currently green field and used as a hay field. Appropriate planting would help form a wildlife corridor from the Peak District National Park, close by into Old Glossop and the Manor Park area. Hedgehogs, 4 species of bats and many other birds currently live in the area. Biodiversity improvement on this plot would balance and complement housing development in the local area.

**Current land use.**

Farming



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	Dr	
Name	Sarah Rawlinson	
Job title (if applicable)		
Organisation (if applicable)	Buxton Town Team	
Address	[REDACTED]	
Post code	[REDACTED]	
Telephone no.	[REDACTED]	
Email address	[REDACTED]	

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**

by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or

by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

Alternatively, you can respond online on the Local Plan consultation website

<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

Emerging issues identified in the High Peak Early Engagement document identifies the issues of population, housing and employment are based on data trends and no causality is identified in the trends.

Key issues yet to be adequately reflected in policy relate to:

- the lack of growth and imbalance in the demographics and age structure of the population.
- climate change
- energy costs
- transport poverty.

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

The new local plan should have a spatial vision for Buxton aimed at building on the town's strengths and sets out the aspirations for the town. The spatial principals for Buxton should be considered around the following themes:

- Population and demographics: attract and retain young people and entrepreneurs which will help provide a self-sustaining economy and protect the future vibrancy of the town.
- Employment: provide flexible shared workspaces and workshops; incubation units with business support; larger housing to include working from home and shared workspace opportunities; improved public transport; and a digital future plan.
- A 15-minute town: most daily necessities and services, such as work, shopping, education, healthcare, and leisure activities are easily reached within a 15-minute walk or cycle ride reducing car dependency and promoting low car and car share.

A green network; biodiversity; climate resilience; environmental sustainability and the wellbeing of the community.

### Question 3

#### What should be the Strategic Objectives for the next Local Plan?

- Develop a spatial vision that will attract young families and entrepreneurs to address the imbalance of the age structure and lack of growth in the population.
- Develop an entrepreneurial agenda to provide infrastructure and support for new businesses and start-ups.
- Provide a transport plan to serve multiple users and functions including commuter travel, school travel, and a network for leisure travel, replacing the private vehicle for short trips.
- Adopt a can-do policy for climate imminent reduction assets in conservation areas, for example solar panels, heat source pumps and replacing single-glazed wooden framed windows with wooden frame double glazed sash windows.

### Question 4

#### Are there any other policies in the Local Plan that you think should be updated?

*(please select one answer)*

Yes

No

#### Please specify which policy and how it should be updated.

All the policies in the Local Plan need to be updated to include sustainability objectives as minimum standard. The housing policy should exceed government standards for environmental credentials for grey water recycling, community water source heat pumps etc. and promote low car and car share development proposals and the environmental policy should include a 10% net gain whenever you intervene in the environment.

During planning applications, design access statements should be compared against a quality standard when they are referencing existing walking and cycling facilities or public transport. If they reference a cycle route for example, it should be in line with LTN1/20 guidance, and if not, money should be secured to contribute towards bringing it up to the guidelines. Currently developers often cite routes which are in no way protected or quiet.

In addition to car share and low car development, better cycle parking is required (at least two secure covered spaces per household, more Sheffield stands near commercial premises, plus a covered secure all day parking facility. For commercial premises more on-street short term parking (e.g., Sheffield stands) is required, and an indoor secure parking facility for all day parking.



To help improve walking, continuous footways across access roads should be a design standard for all new developments (as well as being retrofitted to existing roads), and additional benches placed along routes from housing areas into town.

### Question 5

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

Transport connectivity policy: As transport is the biggest single source of emissions, this is central to achieving net zero with developments. Dispersed and poorly connected developments increase car reliance, and EVs cannot be relied upon alone. It requires good public transport, good walking and cycling links and distances to services that don't leave the car as the only viable choice.

The D2N2 Local Cycling and Walking Infrastructure Plan references the Local Area Plan but there is no reference of the D2N2 Local Cycling and Walking Infrastructure Plan in the Local Area Plan Review.

Kerbside Strategy: With competing demands for use of the kerbside (unofficial private vehicle parking), EV charging infrastructure, street trees, pocket parks/benches, dining, cycleways, cycle parking, car share parking etc) a kerbside strategy would set a strategy for its usage and treats the kerbside like it would treat its other properties. This may mean charging for some parking at the kerbside and investing that money in improvement of the street, developing policies on where EV charging should be (e.g., should it only be on residential streets leaving main roads free for the movement of traffic and future cycleways), making space for outside dining without obstructing the footway etc. The priorities can be decided by the electorate/council, but what is important is that this finite space is managed.

Digital future policy: Digital transformation can support new business models, break down geographical and spatial boundaries, and create new ways to live in the digital era. A well-planned digital policy can help improve the economy of a town and contribute to reducing global CO2 emissions.

### **Question 6**

#### **What other evidence should the Council consider to inform the next Local Plan?**

Land availability

Landscape/ heritage impact

Development viability

Strategic flood risk

Sustainability Assessment

Habitat's Regulations

Transport connectivity

### **Question 7 & 8**

#### **Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

A strategic consideration of a development corridor along the A6 north of Buxton to Dove Holes. This needs to be hand in hand with an active travel corridor along the A6, and developments should not front onto the A6. The study by AECOM on traffic/pollution issues on the A6 corridor from High Peak to Stockport should be considered as part of any development.

The development of social/affordable housing should be interspersed throughout a development and not form part of a cluster of housing on any development.

Local small workshop facilities on the A6 corridor.

### **Question 9**

#### **Do you have any site suggestions for Local Green Spaces?**

Every new housing development should have dedicated green pockets and open spaces.

### **Question 10**

#### **Do you have any site suggestions for ecological improvements?**

Every new housing development should have dedicated green pockets and open spaces and new street trees that should be in the carriage ways not the footpath.

Sustainable travel plan and investment in public transport.

Adoption of the 15-minute town principle.

**Question 11****Do you have any site suggestions for renewable energy?**

Solar panels on Springs Shopping Centre.

Climate imminent reduction assets in conservation area e.g., solar panels, heat source pumps and replacing wooden frame double glazed sash windows.

Water source heat pumps taking advantage of the mines and heat source which is part of Buxton's heritage.

**Question 12****Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

University of Derby halls of residence could be developed as a back packer hostel/boots and bikes hotel.

Outdoor pursuits and climbing wall centre

Spring Gardens and/or the Town Hall developed as shared office space.

Indoor market stalls on the ground floor of the Town Hall.

Any brownfield sites considered for development should be assessed for biodiversity value before any consent- is given. Brownfield sites can often be more valuable than "improved" farmland.

Signature: S E Rawlinson on behalf of Buxton Town Team Sustainable Travel Group

Date 28.02.23

Thank you for completing this response form.



## Comment

**Consultee**

Miss KATHRYN CANNON (1334887)

**Email Address**

**Address**

**Event Name**

High Peak Local Plan - Early Engagement

**Comment by**

Miss KATHRYN CANNON (1334887)

**Comment ID**

LPEA59

**Response Date**

28/02/23 21:22

**Consultation Point**

Question 9 ([View](#))

**Status**

Submitted

**Submission Type**

Web

**Version**

0.7

**Question 7 & 8**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

**Proposed Future Uses & Potential Site Capacity  
(please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

**Question 9**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

Rough Fields on Padfield Main Road, Hadfield SK13 1ez (?)

**Location - Is the site in reasonably close proximity to the community it serves?**

It is in close proximity to Padfield and Hadfield, including a large housing estate

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

Play park for local children, weekends and school holidays particularly busy. Exercise area for various levels of ability - there are often people with lower levels of mobility exercising their dogs. Due to proximity to housing, they can get out there and enjoy the fresh air and scenery - great for mental health due to the open space and views. It is used by locals all day for exercise - rarely is there no-one out. Community activities take place - litter picks, sports for children organised by local community group, who also do fund raising. This resulted in picnic benches for the park. Kids also play football at the nets there. The field has wildlife - kestrel, barn owls and pheasant all spotted on there - and fantastic views of the surrounding area. It is accessible by those who can't venture further.

**Size / Scale - Is the site local in character and not an extensive tract of land?**

It is about the size of 4 football pitches or slightly bigger - I don't know the exact measurements.

**If possible, please provide photographs of the site that support your comments.** IMG\_20230227\_122815\_397.jpg

**From:** Chapel Parish Council Assistant  
**Sent:** 07 March 2023 11:01  
**Cc:** Sue Stockdale  
**Subject:** RE: Local Plan Review

Dear Sirs,

We are responding to the news that HPBC is about to start the next round of developing a local plan. It is difficult to respond in detail, as the Parish is unaware of the plans that HPBC has for the area, however, we felt it important to bring to your attention matters of concern which have been brought to our attention as a Parish Council:

Infrastructure - a major shortage of parking, which leads to a great deal of inconsiderate/illegal parking in the area. Lack of capacity at GP surgeries. Road conditions - potholes, markings.

Green spaces - these have been highlighted as being very important to people, yet little seems to be done to protect them. Similar thoughts could be expressed about wildlife in the area. It is ironic that many people come to visit the Parish because of the natural beauty in the area and yet more and more of it is being built upon.

Building - It is not known what the plans are for new buildings in the Parish. We are aware of the need to low-cost housing, but we should point out that the Parish has provided more than its fair share of new builds over the last decade. Any additional building would be difficult without encroaching on green spaces (see above). There is very little brownfield land that hasn't already been developed. New buildings/land for industrial purposes should also be considered. Local employment is hard to find, which means that the area is becoming more and more of a dormitory area with increased travel and all the associated negative impacts on the environment. However, it should be noted that much of the accessible low-lying land around Chapel is prone to flooding.

We would welcome the opportunity to discuss plans in more detail as the process moves forward and trust that you will take our considered opinion on board. In the meantime we have some questions that we would like the Borough Council to answer:

1. Will the existing Neighbourhood Plan run its course and hold weight in planning and development matters until the end of its scheduled validity (2028) ?
2. Can Chapel Parish Council re-launch a Neighbourhood Plan for the next planning period ?
3. If so, what is the timetable for the Local Plan and what support can HPBC provide ?

Thank you

Yours sincerely,

Chapel-en-le-Frith Parish Council

High Peak Borough Council  
Planning Policy Team  
By email only

27<sup>th</sup> February 2023

Dear Planning Policy Team,

**CHURCHILL RETIREMENT LIVING  
RESPONSE TO THE HIGH PEAK LOCAL PLAN REVIEW -ISSUES AND OPTIONS  
CONSULTATION**

Thank you for the opportunity to comment on the consultation papers for the aforementioned document. Churchill Retirement Living is an independent developer of retirement housing for sale to the elderly. Please find below our comments on the Issues and Options consultation, which specifically address the need for specialist housing for the elderly.

**National Policy Context**

Government's policy, as set out in the revised NPPF, is to boost significantly, the supply of housing. Paragraph 60 reads:

*"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*

The revised NPPF looks at delivering a sufficient supply of homes. Paragraph 62 identifies within this context, the size, and type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including older people.

The January 2023 consultation on proposed amendments to the NPPF enhances the requirement for assessing the housing needs of older people to differentiate between specialist housing typologies such as 'retirement housing, housing-with-care and care homes' (Paragraph 63).

In June 2019 the PPG was updated to include a section on Housing for Older and Disabled People, recognising the need to provide housing for older people. Paragraph 001<sup>1</sup> states:

*"The need to provide housing for older people is **critical**. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; **by mid-2041 this is projected to double to 3.2 million**. Offering older people a better choice of accommodation to suit their changing needs can help **them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems**. Therefore, an understanding of how the ageing population affects housing needs is **something to***

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<sup>1</sup>Planning Practice Guidance, Paragraph: 001 Reference ID: 63-001-20190626. Available here: <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

*be considered from the early stages of plan-making through to decision-taking"* (emphasis added)

Paragraph 003<sup>2</sup> recognises that

*"the health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support."*

Thus a range of provision needs to be planned for, Paragraph 006<sup>3</sup> sets out

*"plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require."*

Therefore, recognising that housing for older people has its own requirements and cannot be successfully considered against criteria for general family housing.

### Need for Older Persons' Housing

It is well documented that the UK faces an ageing population. Life expectancy is greater than it used to be and as set out above by 2032 the number of people in the UK aged over 80 is set to increase from 3.2 million to five million (ONS mid 2018 population estimates).

The Homes for Later Living Report notes the need to deliver **30,000 retirement and extra care houses a year** in the UK to keep pace with demand (September 2019).

The age profile of the population can be drawn from the most recent Census (2021). This advises that the total population size in 2021 was 90,930 of which 19,836 persons were aged 65 and over, comprising 21.8% of the total population. The population aged 80 and over, who are generally more likely to be frail and in need of long-term assistance comprises 4,745 persons or 5.2% of the population.

The 2018 population projections from the Office for National Statistics advises that the population aged 65 and over is projected to increase by 7,901 (39.8%) to 27,737 persons by 2040, accounting for 28% of the total population of the Authority. The number of individuals aged 80 and over is expected to increase more sharply with an increase of 3,964 residents (77.9%) to 8,439 persons over the same period.

It is therefore clear there will be a significant increase in older people over the Plan Period and the provision of suitable housing and care to meet the needs of this demographic should be a priority of the emerging Local Plan.

### Benefits of Older Persons' Housing

Older peoples housing produces a large number of significant benefits which can help to reduce the demands exerted on Health and Social Services and other care facilities – not only in terms of the fact that many of the residents remain in better health, both physically and mentally, but also doctors, physiotherapists, community nurses, hairdressers and

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<sup>2</sup> *Planning Practice Guidance, Paragraph: 001 Reference ID: 63-003-20190626. Available here: <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>*

<sup>3</sup> *Planning Practice Guidance, Paragraph: 001 Reference ID: 63-006-20190626. Available here: <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>*



other essential practitioners can all attend to visit several occupiers at once. This leads to a far more efficient and effective use of public resources.

### Economic

The report '*Healthier and Happier' An analysis of the fiscal and wellbeing benefits of building more homes for later living*' by WPI Strategy for Homes for Later Living explored the significant savings that Government and individuals could expect to make if more older people in the UK could access this type of housing. The analysis showed that:

- 'Each person living in a home for later living enjoys a reduced risk of health challenges, contributing to fiscal savings to the NHS and social care services of approximately £3,500 per year.
- Building 30,000 more retirement housing dwellings every year for the next 10 years would generate fiscal savings across the NHS and social services of £2.1bn per year.
- On a selection of national well-being criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing to housing specially designed for later living.'

**Each person living in a home for later living enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per year** (*Homes for Later Living September 2019*). More detail on these financial savings is set out within the report.

A recent report entitled *Silver Saviours for the High Street: How new retirement properties create more local economic value and more local jobs than any other type of residential housing* (February 2021) found that retirement properties create more local economic value and more local jobs than any other type of residential development. For an average 45 unit retirement scheme, the residents generate £550,000 of spending a year, £347,000 of which is spent on the high street, directly contributing to keeping local shops open.

As recognised by the PPG, Retirement housing releases under-occupied family housing and plays a very important role in recycling of housing stock in general. There is a 'knock-on' effect in terms of the whole housing chain enabling more effective use of existing housing. In the absence of choice, older people will stay put in properties that are often unsuitable for them until such a time as they need expensive residential care. A further Report "*Chain Reaction" The positive impact of specialist retirement housing on the generational divide and first-time buyers (Aug 2020)*" reveals that about two in every three retirement properties built, releases a home suitable for a first-time buyer. A typical Homes for Later Living development which consists of 40 apartments therefore results in at least 27 first time buyer properties being released onto the market.

### Social

Retirement housing gives rise to many social benefits:

- Specifically designed housing for older people offers significant opportunities to enable residents to be as independent as possible in a safe and warm environment. Older homes are typically in a poorer state of repair, are often colder, damper, have more risk of fire and fall hazards. They lack in adaptations such as handrails, wider internal doors, stair lifts and walk in showers. Without these simple features everyday tasks can become harder and harder

- Retirement housing helps to reduce anxieties and worries experienced by many older people living in housing which does not best suit their needs by providing safety, security and reducing management and maintenance concerns.
- The Housing for Later Living Report (2019) shows that on a selection of wellbeing criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing into housing specifically designed for later living.

### Environmental

The proposal provides a number of key environmental benefits by:

- Making more efficient use of land thereby reducing the need to use limited land resources for housing.
- Providing housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions.
- Providing shared facilities for a large number of residents in a single building which makes more efficient use of material and energy resources.
- The proposal includes renewable technology through the use of solar panels to assist in the reduction of CO<sub>2</sub> emissions.
- All areas of the building will be lit using low energy lighting and where applicable utilise daylight and movement sensor controls.

### Recommendations

Given all these factors and the guidance of the PPG, we consider that the best approach towards meeting the diverse housing needs of older people is **for the Local Plan to give the earliest consideration towards how best to meet these needs and to include a standalone policy in this respect.** Such policies should encourage the delivery of specialist forms of accommodation for older people and not be criteria led. Developers should not be required to demonstrate need given the many benefits that such developments bring and if a quantum is specified this should be regarded as a target and not a ceiling. Given also that such developments “*help reduce costs to the social care and health systems*” (PPG refers), requirements to assess impact on healthcare services and/or make contributions should be avoided.

While we appreciate that no one planning approach will be appropriate for all areas, an example policy is provided that, we hope, will provide a useful reference for the Council:

*“The Council will encourage the provision of specialist housing for older people across all tenures in sustainable locations.*

*The Council aims to ensure that older people are able to secure and sustain independence in a home appropriate to their circumstances by providing appropriate housing choice, particularly retirement housing and Extra Care Housing/Housing with Care. The Council will, through the identification of sites, allowing for windfall developments, and / or granting of planning consents in sustainable locations, provide for the development of retirement accommodation, residential care homes, close care, Extra Care and assisted care housing and Continuing Care Retirement Communities.”*

We would respectfully remind the Council of the increased emphasis on Local Plan viability testing in Paragraph 58 of the NPPF and that the PPG states that *“The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan”* (Paragraph: 002 Reference ID: 10-002-20190509).

The evidence underpinning the Council's planning obligations and building requirements should therefore be robust

We would also like to respectfully remind the Council that the viability of specialist older persons' housing is more finely balanced than 'general needs' housing and the respondents are strongly of the view that these housing typologies should be robustly assessed in the forthcoming Local Plan Viability Assessment. This would accord with the typology approach detailed in Paragraph: 004 (Reference ID: 10-004-20190509) of the PPG which states that. *“A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period. If this is not done, the delivery of much needed specialised housing for older people may be significantly delayed with protracted arguments about failure to meet affordable housing policy requirements which are wholly inappropriate when considering such housing*

Thank you for the opportunity for comment.

Yours faithfully

A solid black rectangular box used to redact the signature of Ziyad Thomas.

**Ziyad Thomas**  
BSc (Hons), MSc, MRTPI, MRICS  
Associate Director

**HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM**  
**Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

**Your Contact Details:**

	<b>Personal details</b>	<b>Agent's details (if applicable)</b>
Title	Mr	
Name	Peter Woodcock	
Job title (if applicable)	Trainee Planning Manager	
Organisation (if applicable)	The Coal Authority	
Address	Planning and Development Team The Coal Authority [REDACTED]	
Post code	[REDACTED]	
Telephone no.	[REDACTED]	
Email address	[REDACTED]	

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**

by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or

by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

No Comments

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

If so, what should it say?

No Comments

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

No Comments

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

**Question 5.**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

No Comments

**Question 6**

**Current Policy EQ 10 Pollution and Unstable Land** – The Coal Authority are pleased to see the inclusion of a policy in the adopted High Peak Local Plan 2016 which makes reference to risks posed by land stability issues. As you will be aware within the High Peak area there are recorded coal mining features present at surface and shallow depth including; mine entries, shallow mining, surface mining and past surface hazards. We would expect this policy to be included in any new Local Plan. However the Coal Authority have no **comments to make** on any amendments to update this policy.

**What other evidence should the Council consider to inform the next Local Plan?**

Given the extensive coal mining legacy within the High Peak District area, we wish to highlight that the Coal Authority provides the LPA with downloadable GIS data to identify the Coal Mining Development High Risk Area.

If consideration is being given to any future development proposals, including site allocation, where our records indicate recorded coal mining features are present, consideration should be given to the potential risks these features pose and their implications for public safety and land instability.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*



*Land Agent*

*Developer*

*Other*

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

*Yes*

No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

**Site Area (hectares)**

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

**Type of site e.g. greenfield, previously developed land/brownfield**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Proposed Future Uses & Potential Site Capacity (please specify)**

*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

*(please select all that apply)*

*Site is owned by a developer*

*Site is under option to a developer*

*Enquiries received/ strong interest*

*Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

**Utilities - Please tell us which of the following utilities are available to the site**  
*(please select all that apply)*

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

**Timescales - Please indicate the approximate timescale for when the site will become available for development**

*(please select one answer)*

*Immediately*

*Up to 5 years*

*5 - 10 years*

*10 – 15 years*

*Beyond 15 years*

*Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

**Other Relevant Information – Please use the space below for additional information**

**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**


**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Location - Is the site in reasonably close proximity to the community it serves?**

--

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

**Size / Scale - Is the site local in character and not an extensive tract of land?**

**If possible, please provide photographs of the site that support your comments.**

**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.



**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**  
*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**  
(please select one answer)

Yes (full ownership)

Yes (part ownership)

No

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Peter Woodcock  
Signature .....

Date: 10<sup>th</sup> February 2023

Thank you for completing this response form.



## Comment

**Consultee** Joanna Collins (1334262)  
**Email Address** [REDACTED]  
**Address** [REDACTED]  
**Event Name** High Peak Local Plan - Early Engagement  
**Comment by** Joanna Collins (1334262)  
**Comment ID** LPEA26  
**Response Date** 16/02/23 12:50  
**Consultation Point** Question 1 ([View](#))  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.51  
**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?** No

### If not, why?

- 1 Given the urgency of the climate change and biodiversity crises, and HPBC commitments, these need to be highlighted as overarching emerging issues throughout the review.
- 2 The plans for economic growth and provision of space do not reflect the importance of the visitor economy, for which buildings may be in place but need updating. The analysis assumes the innovative industries which may develop across Derbyshire will extend from eg Derby to High Peak. Where is the evidence for this?
- 3 New workspace for Glossop is mentioned. If Glossop requires this to accommodate new working patterns, surely other towns do as well.
- 4 Housing mix and type does not reflect demographic trends. An ageing population is likely to require smaller houses and bungalows (not mentioned but needed and in short supply). Where is the evidence for spending resources to look at moving away from terraces, which may be more efficient in terms of land and energy use?
- 5 Why is the Council allowing Aldi to move out of town? This is at odds with biodiversity and climate change aspirations, and plans for revitalising Buxton Town Centre. The draft new NPPF actively discourages out of town development - an emerging issue not mentioned here.
- 6 The National Park is reviewing its own local plan - which is not mentioned but needs to be considered as an emerging issue and as HP's plan is developed. The Park's approach to energy is changing already eg it now allows roof-mounted solar panels

- 7 There has been an application for a judicial review into the A57 link roads so it is not certain they will go ahead.
- 8 Under "infrastructure/health" this document mentions "the planned population increase". Apart from the use of language, surely the demographic trend has an impact on health facilities (older people are more likely to need them), but does not include an increase in the population.

#### Question 2

**Should the next Local Plan have a new Spatial Vision?** Yes

**If so, what should it say?**

The Spatial Vision needs to be further updated to reflect the importance of biodiversity and climate change. A6 corridor should be deleted as it seems at odds with both of these and with the aim to keep settlements separate, with green space between. The expression "green space could be changed to "green space for people and nature" to mitigate against areas of degraded grassland which have no biodiversity.

#### Question 3

**What should be the Strategic Objectives for the next Local Plan?**

The objectives given look good provided planning policy and implementation actively supports them.

#### Question 4

**Are there any other policies in the Local Plan that you think should be updated?** No

#### Question 5

**Are there any other new policies that you think the next Local Plan should include?** Yes

**Please specify what the new policy should seek to address and why.**

The new plan must be rigorous in demanding low or zero carbon homes. This requirement should extend to alterations to existing buildings, conservation status allowing. .

Numbers of permitted parking spaces for new homes should be reduced. There should be no land allocated to new public parking. This is to discourage use of private cars and hence carbon emissions.

Minimise building of new roads. Where possible, settlements should use existing infrastructure, enhanced with walking and cycling facilities. To support the reduction of carbon emissions from transport, and for sustainable, healthy communities, settlements should be within 15 minutes walk of facilities if possible.

High Peak is spending funds to look at biodiversity opportunities. To support this, policy should require BNG to be onsite, with offsite biodiversity only to be agreed by exception. It is very difficult to replicate habitats. Offsite BNG can simply be an excuse for developers to avoid their responsibilities to wildlife and habitats, and may not result in real gain (if off-sites are likely to be conserved anyway)

#### Question 6

**What other evidence should the Council consider to inform the next Local Plan?**



As above: progress on other developments, the Peak Park Local Plan Review and the NPPF review. The NPPF consultation includes the proposals that PAs can anticipate changes in planning regulations when deciding applications. This seems a good principle with which to work.

**Question 7 & 8**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

**Proposed Future Uses & Potential Site Capacity  
(please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

## Comment

Consultee	Ollie Cross (1335064)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Ollie Cross (1335064)
Comment ID	LPEA75
Response Date	02/03/23 19:59
Consultation Point	Question 3 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.24
Question 3	

### What should be the Strategic Objectives for the next Local Plan?

Sustainability should be at the heart of our strategic objectives for the next local plan. More investment in green infrastructure and protection of local green spaces of particular community importance is needed. There's only a finite amount of space in the High Peak and whilst house building is required it cannot carry on forever at the same pace. We have a considerable amount of protected land which limits where houses can be built and continuing to build on green spaces is folly. HPBC are ahead in terms of housing schedules, especially with decreases in targets set by central government.

To enable provision of amenities and services that are adequate to support new developments and existing communities.

Continue with the good work of regenerating brownfield sites.

To enable all residents to share in the benefits of economic growth and to provide high quality jobs within High Peak.

To support improvements in the average health of health and reduce health inequalities.

Put the building of Council, social and affordable housing at the heart our housing strategy.

To minimise contributions to climate change.

To reduce congestion as it puts a substantial strain on our dated infrastructure, particularly in parts of Glossopdale.

To deliver high quality housing that it in keeping with character of existing communities and their heritage and unique local identity.

#### Question 4

Are there any other policies in the Local Plan that you think should be updated? No

#### Question 5

Are there any other new policies that you think the next Local Plan should include? No

**Please specify what the new policy should seek to address and why.**

A policy which addresses the need for green infrastructure and the protection of local green spaces of particular community importance.

#### Question 6

**What other evidence should the Council consider to inform the next Local Plan?**

The population growth of Glossopdale in comparison to other areas of High Peak.

#### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)** . Local resident

**Are you the sole or part owner of the site?** Neither

**If not the landowner, I confirm that the landowner/s have been informed of this site submission** No

**Does the owner(s) support the development of the site?** No

**Proposed Future Uses & Potential Site Capacity (please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.** . Not Known

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)** . Public rights of way cross or adjoin the site

#### Question 9

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

HM Land Registry Plan (DY209035)

**Please provide a site plan clearly identifying the exact boundaries of the site.** Roughfields 1.jpg

**Location - Is the site in reasonably close proximity to the community it serves?**

The site is adjacent to local houses with many houses backing onto the land itself and others (mainly terraced housing) a few minutes walk away.

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

I possess very strong reservations regarding the prospect of any future development on Roughfields for a number of reasons. Roughfields is a hugely important local green space and a greatly cherished community recreational asset. It's a space which is thoroughly enjoyed and savoured by folk of all ages, and is the focal point of our local community in this part Hadfield.

Unfortunately, we do have a shortfall of local amenities and infrastructure, especially in this part of Hadfield & Padfield. I have grave concerns about the impact any future development would have on places at local schools, doctors, dentists etc. Furthermore, I believe any future development would have an adverse impact on our local streets and roads. There is bound to be a marked increase in traffic in the local area which quite frankly would be disastrous - our streets simply weren't designed for the mass ownership of motor vehicles.

There is also a problem on Valehouse Drive resulting from water running off Roughfields. This is especially dangerous when ice is formed during very cold weather on Valehouse Drive as a result of the flow of water from Roughfields. The problem is caused by the fact the remaining part of Roughfields is higher than Valehouse Drive and, naturally, water flows downhill; but there is nothing to stop the water running off Roughfields flowing into Brosscroft or Valehouse Drive. In years gone by, it would have been dealt with naturally by the brook in the green space between Lambgates Lane and Valehouse Drive.

I have other concerns too, particularly surrounding the lack of separation there would be between Hadfield & Padfield. Padfield is a fiercely independent village. I would loathe for Padfielders to feel like their village has become a suburb or that they've had their strong identity eroded in any way, shape or form. Furthermore, I am deeply worried about the affect any future development would have on local wildlife e.g nesting bird, butterflies, field mice etc and plant life e.g. butter cups, cow parsley and I've been made aware of rarer plant species such as helleborine too.

The reasons mentioned above are by no means exhaustive. I can only see any future development serving to exacerbate existing problems rather than going any way to solve them.

**Size / Scale - Is the site local in character and not an extensive tract of land?**

2.5 hectares which is just above the average size (1.8 hectares) for a designated local green space.

**If possible, please provide photographs of the site that support your comments.** Roughfields 2.jpg

**Please provide a site plan clearly identifying the exact boundaries of the site.** Roughfields 1.jpg (1)

**Do you own the site?** No

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

Via footpaths that lead from nearby roads or Padfield Main Road

**Please specify the current land use.**

Recreational.

## Comment

Consultee	Ollie Cross (1335064)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Ollie Cross (1335064)
Comment ID	LPEA79
Response Date	02/03/23 20:03
Consultation Point	Question 9 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.5

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

**Proposed Future Uses & Potential Site Capacity (please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

### Question 9

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

Roughfields, just off Padfield Main Road, Hadfield - HM Land Registry Plan (DY209035)

**Please provide a site plan clearly identifying the exact boundaries of the site.** Roughfields 1.jpg (2)

**Location - Is the site in reasonably close proximity to the community it serves?**

The site is adjacent to local houses with many houses backing onto the land itself and others (mainly terraced housing) a few minutes walk away.

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

I possess very strong reservations regarding the prospect of any future development on Roughfields for a number of reasons. Roughfields is a hugely important local green space and a greatly cherished community recreational asset. It's a space which is thoroughly enjoyed and savoured by folk of all ages, and is the focal point of our local community in this part Hadfield.

Unfortunately, we do have a shortfall of local amenities and infrastructure, especially in this part of Hadfield & Padfield. I have grave concerns about the impact any future development would have on places at local schools, doctors, dentists etc. Furthermore, I believe any future development would have an adverse impact on our local streets and roads. There is bound to be a marked increase in traffic in the local area which quite frankly would be disastrous - our streets simply weren't designed for the mass ownership of motor vehicles.

There is also a problem on Valehouse Drive resulting from water running off Roughfields. This is especially dangerous when ice is formed during very cold weather on Valehouse Drive as a result of the flow of water from Roughfields. The problem is caused by the fact the remaining part of Roughfields is higher than Valehouse Drive and, naturally, water flows downhill; but there is nothing to stop the water running off Roughfields flowing into Brosscroft or Valehouse Drive. In years gone by, it would have been dealt with naturally by the brook in the green space between Lambgates Lane and Valehouse Drive.

I have other concerns too, particularly surrounding the lack of separation there would be between Hadfield & Padfield. Padfield is a fiercely independent village. I would loathe for Padfielders to feel like their village has become a suburb or that they've had their strong identity eroded in any way, shape or form. Furthermore, I am deeply worried about the affect any future development would have on local wildlife e.g nesting bird, butterflies, field mice etc and plant life e.g. butter cups, cow parsley and I've been made aware of rarer plant species such as helleborine too.

The reasons mentioned above are by no means exhaustive. I can only see any future development serving to exacerbate existing problems rather than going any way to solve them.

**Size / Scale - Is the site local in character and not an extensive tract of land?**

2.5 hectares which is just above the average size (1.8 hectares) for a designated local green space.

**If possible, please provide photographs of the site that support your comments.**

Roughfields 2.jpg (1)



## Comment

Consultee	Ollie Cross (1335064)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Ollie Cross (1335064)
Comment ID	LPEA80
Response Date	02/03/23 20:03
Consultation Point	Question 10 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.5

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

**Proposed Future Uses & Potential Site Capacity (please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

### Question 10

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

Roughfields, just off Padfield Main Road, Hadfield - HM Land Registry Plan (DY209035)

**Please provide a site plan clearly identifying the exact boundaries of the site.** Roughfields 1.jpg (3)

**Do you own the site?** No

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

Brosscroft, Glossop Footpath 90 and Padfield Main Road

**Please specify the current land use.**

Recreational.

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

There is also a problem on Valehouse Drive resulting from water running off Roughfields. This is especially dangerous when ice is formed during very cold weather on Valehouse Drive as a result of the flow of water from Roughfields. The problem is caused by the fact the remaining part of Roughfields is higher than Valehouse Drive and, naturally, water flows downhill; but there is nothing to stop the water running off Roughfields flowing into Brosscroft or Valehouse Drive. In years gone by, it would have been dealt with naturally by the brook in the green space between Lambgates Lane and Valehouse Drive.



A map of a residential area with a green-shaded polygon labeled 'Proposed Local Green Space'. The map shows streets, buildings, and a river. A road labeled 'Padfield Main Road' runs diagonally across the right side. A path labeled 'Longdale Trail' runs along the bottom right. A specific area is outlined in black and labeled 'Land for future education use'. The names 'Brosscroft' and 'Hadfield' are also visible on the map.

Brosscroft

Proposed  
Local Green Space

Land for future education use

Padfield Main Road

Hadfield

Longdale Trail





Chris Henning

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

Planning Policy Team  
Planning Service  
High Peak Borough Council  
**Via Email**

Telephone: [Redacted]  
Email: [Redacted]  
Our ref: PM/HPBC Local Plan & SCI  
Your ref: Local Plan Review & SCI  
Date: 02 March 2023

Dear Sir/ Madam,

### **Consultation: High Peak Local Plan Review and High Peak Statement of Community Involvement**

Thank you for your email dated 19 January 2023 consulting Derbyshire County Council on the above documents. Please note that a separate response from Derbyshire County Council will be forthcoming on the consultation on the High Peak Developer Contributions Supplementary Planning Document.

A consultation of the above documents was undertaken internally at Derbyshire County Council.

The County Council has no comments to make on the High Peak Statement of Community Involvement consultation.

The following are comments provided by individual officers of the County Council on the High Peak Local Plan Review consultation document. Their names and contact details have been included in case you would wish to discuss/ clarify the comments made.

#### **Housing**

The consultation document appropriately acknowledges that the Local Plan's housing requirement of an average of 350 homes per year over the period 2011 to 2031 as set out in the 2016 High Peak Borough Local Plan is out of date. This housing requirement was determined prior to the introduction by Government of the new standard methodology for assessing local housing needs. As appropriately noted in the document, the standard methodology would now indicate that the Borough Council should plan for a housing requirement of 260 homes per year as a baseline to consider its housing need. The consultation document appropriately acknowledges on page 15 that other factors, particularly the need to stimulate economic growth in the Borough, may indicate that the Borough Council could plan for a housing requirement significantly higher than the standard methodology baseline of 260 dwellings per annum to ensure enough homes are delivered to meet ambitions for jobs growth in the Borough. Recent completions since 2017 set out on page 17 would appear to indicate

that a housing requirement significantly above the 260 dwellings per annum baseline should be achievable and deliverable in the Borough going forwards.

Notwithstanding the above, as noted in the document, in December 2022 the Government published a consultation on its proposed reforms to the planning system, particularly reforms to the standard methodology and approach to Green Belt Review to meet housing needs. Essentially the Government is proposing to revise the National Planning Policy Framework (NPPF) to indicate that the standard methodology will no longer be viewed as a mandatory baseline and that local planning authorities (LPAs) will be able to plan for a housing target below the standard method if exceptional circumstances justify such an approach. Green Belt is seen as a key consideration in this regard and the government proposes to give LPAs more flexibility to decide themselves whether to carry out reviews of their Green Belt to accommodate their housing needs. These measures may be a key consideration if taken forward for the Local Plan, particularly as High Peak Borough is covered by extensive areas of the North-West Derbyshire Green Belt, which may be a key consideration for the Borough Council in determining its future housing target.

(Steve Buffery, Team Leader – Policy and Monitoring, Planning Services. Email: [REDACTED])

## **Evidence**

It is welcomed that a range of new evidence and planning policy advice that has been either commissioned by Derbyshire County Council or developed by the County Council on behalf of all the LPAs in the County is referenced in the document as below.

It is welcomed and supported that reference is made to the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment that was commissioned by the County Council in 2020 and is likely to be completed in early March 2023. As appropriately noted in the document the conclusions of the study will: help the Council to determine whether there is a residual need for pitches/plots (over the periods 2020-25, 2020-2040), and therefore whether the Local Plan may need to allocate land for sites/ pitches and/or yards/plots; and make recommendations regarding future policy more generally.

It also welcomed that reference is made in the Infrastructure Delivery Plan to the proposed A57 Link Roads scheme, which has been subject to a Development Consent Order (DCO) process, including an Examination in Public between November 2021 and May 2022. Derbyshire County Council and High Peak Borough Council worked jointly throughout the DCO process and submitted a joint response to a number of consultations on the DCO, together with jointly commissioning a Local Impact Report for the scheme, to support the Councils' cases throughout the examination process. In November 2022, the Secretary of State approved the A57 Link Roads Scheme that will provide new highways from the existing A57 at Brookfield, Glossop to the M67 bypassing Mottram. However, the decision has been subject to a legal challenge and at the time of writing the outcome of the challenge is unknown. However, should the



good accessibility so that residents have sustainable access to day-to-day facilities and services, the most important of which are considered to include employment, education, healthcare, food retail and town centres.

(Geoff Blisset, Transportation Assessment & Studies Officer, Highways Development Control. Email: [REDACTED])

### **Highways Development Control**

The Key Diagram in the adopted Local Plan (2016) illustrates key constraints, transport links, and strategic policies. A similar Key Diagram needs to be included in the forthcoming Local Plan. It is understood that this is planned to be the case.

The use of 2021 Census Data has been made, and future releases of 2021 Census Data will be consulted for the requirement of updated policies which is welcome.

Comments on the Infrastructure Delivery Plan (IDP) are provided in the Local Plan Review consultation document, which is the fundamental document for Derbyshire County Council Highway's perspective. It is stated that the IDP update is currently ongoing, and in-house update is undertaken by the High Peak Planning Policy Team in consultation with Derbyshire County Council. It is stated that further iterations of IDP will be prepared as the Local Plan develops. Future iterations will provide opportunities to promote growth for which highway's related existing infrastructure deficiencies need consideration. Consistent consultation with Derbyshire County Council is required to undergo a strategic infrastructure study in order to identify gaps in existing transport infrastructures.

The growth areas considered are Buxton, Glossop, Whaley Bridge, Chapel-en-le-Frith and New Mills. Reference to the A6 corridor study is provided, which is currently going on in consultation with Stockport Metropolitan Borough Council, Cheshire East Council and Derbyshire County Council. This is a similar exercise to that which was undertaken in 2014 for the A6 corridor study. This study will identify transport related projects/potential interventions required for developments in the forthcoming Local Plan and the mechanism for which contributions from developers could be sought. This study is welcomed and it is considered that the findings will be paramount for parallel growth in transport infrastructure. Likewise, growth in rail infrastructure will be required in consultation with Transport for Greater Manchester (TfGM). In addition the approved A57 Link Road Scheme is equally important for future reserved capacity against parallel growth in developments.

(Syed Akhter, Highways Development Control Engineer (High Peak Area). Email: [REDACTED])

### **Business Start-Up**

With regard to future provision to support the 'digital economy' the consultation document does not include content on the integration/ interdependency of home working, co-working spaces and/ or bespoke business centres to meet the growth in



hybrid/ home working post-Covid pandemic. There appears to be increased interest in self-employment/ small business start-ups. This interest relies on access to housing, flexible working spaces and, of course, good internet connectivity (being addressed via Project Gigabit) built in mind to support the current and next generation of digital workers/ entrepreneurs.

(Pete Lawrence, Vision Derbyshire Business Start Up Adviser. Email:  
[REDACTED])

### **Climate Change**

No comments from a climate change perspective.

(Caroline Toplis, Programme Manager – Climate Change. Email:  
[REDACTED])

### **Other Considerations**

One of the other main areas of policy which will need to be addressed in the Local Plan is on Biodiversity Net Gain (BNG). The Environment Act has introduced a range of mandatory requirements for LPAs to deliver BNG through the planning process. Derbyshire County Council has recently established a BNG Officer Working Group consisting of officers from all of the LPAs in the County to facilitate joint working on the delivery of BNG and a common and consistent approach across Derbyshire. To this end it is proposed that the working group will develop a jointly prepared guidance document on BNG that will assist all the LPAs in the County to develop their own policies in Local Plans on BNG.

The greater focus on design and building beautiful and Local Design Codes proposed by Government in its consultation on the NPPF, could also have a significant bearing on the new Local Plan and the development of planning policy to deliver the Government's new priority given to design and building beautiful.

(Steve Buffery, Team Leader – Policy and Monitoring, Planning Services. Email:  
[REDACTED])

Yours faithfully

Chris Henning  
Director of Place

## Comment

Consultee	Scott Blance (1335070)
Email Address	[REDACTED]
Company / Organisation	Derbyshire Wildlife Trust
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Derbyshire Wildlife Trust ( Scott Blance - 1335070)
Comment ID	LPEA81
Response Date	02/03/23 21:00
Consultation Point	Question 2 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.21
Question 2	
Should the next Local Plan have a new Spatial Vision?	Yes

### If so, what should it say?

In the spatial vision, there is no mention of maintaining or enhancing the condition of sites that are designated for their conservation value. This is significant because the condition of designated sites has been deteriorating across Derbyshire for some years. We would suggest amending Paragraph 4 of the 2016 spatial vision to read '*Biodiversity in the Borough will be enhanced through **ongoing habitat management**, creation, restoration and the reconnection of isolated habitats.*'

### Question 3

#### What should be the Strategic Objectives for the next Local Plan?

SO2 is currently quite broad which could allow very different interpretations, so we would recommend splitting it into two separate objectives, one focussed on landscape and culture and the other focussed on biodiversity. The increasing importance of nature recovery networks and requirement for habitat creation and enhancement to achieve 10% Biodiversity Net Gain in legislation and policy will give increasing weight to biodiversity in local planning matters, and should therefore be given its own discrete objective to recognise this. The Lawton principles of 'bigger, better, more and joined up' are now widely accepted as the best approach to reversing the decline of biodiversity at scale and this

may necessitate the reinstatement of landscape-scale ecological processes, such as re-meandering of rivers, creation of new wetlands and leaky dams in once drained grasslands, or allowing natural woodland succession in places.

The increased focus of nature recovery networks at scale could create tensions if the aim to 'maintain, enhance and conserve...distinct landscape characteristics' is narrowly interpreted as keeping the landscape in stasis. In practice, initiatives and interventions to help nature recovery and deliver biodiversity net gain will need to be scrutinised in relation to any perceived landscape impacts and any differences resolved. It would therefore be helpful to have two separate objectives that are clearly defined. Any conflicts that do arise can then be resolved on a case by case basis with both biodiversity and landscape objectives being assessed in line with local and national policy and legislation.

#### Question 5

**Are there any other new policies that you think the next Local Plan should include?** Yes

**Please specify what the new policy should seek to address and why.**

We would recommend that all allotments are designated as Local Green Spaces and as Assets of Community Value, given the important role they play for community food production, wellbeing and biodiversity. Allotments are part of a network of valuable green spaces in towns and villages, providing steppingstones and wildlife corridors for dispersal. They can form some of the best habitat mosaics and wildlife corridors, often linking up with parks, tracks, hedgerows, churchyards and rivers, so should be protected from future development.

#### Question 6

**What other evidence should the Council consider to inform the next Local Plan?**

We would recommend that HPBC adopt Natural England's 2023 Green Infrastructure Standards, specifically the Green Infrastructure Strategy Standard, Urban Nature Recovery Standard, Urban Greening Factor Standard, & Urban Tree Canopy Standard. These should be adopted as policies within the Local Plan to give them greater weight in planning decisions, and associated SMART targets to track the enhancement and expansion of green infrastructure over time. Adopting these standards would not act as a barrier to development as meeting these standards could be in conjunction with other obligations such as biodiversity net gain. To date, Natural England have released the 15 principles of Green Infrastructure alongside the 5 headline standards and guidance on integrating these into local authority plans. These will be accompanied later in 2023 with a full 'menu' of green infrastructure standards, tools and best practice checklists, and an accompanying signposting table. These will allow local planning authorities to identify the most appropriate benchmarks and indicators for their circumstances, and should be used to enhance green infrastructure provision in High Peak.

#### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

**Other (please specify)**

Preservation of sites that benefit the community and wildlife

**Are you the sole or part owner of the site?**

Neither

**If not the landowner, I confirm that the landowner/s have been informed of this site submission** No

**Proposed Future Uses & Potential Site Capacity (please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

**HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM**

**Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

**Your Contact Details:**

	<b>Personal details</b>	<b>Agent's details (if applicable)</b>
Title	Mr	
Name	Vincent Dineen	
Job title (if applicable)	Retired	
Organisation (if applicable)		
Address	[REDACTED]	
Post code	[REDACTED]	
Telephone no.	[REDACTED]	
Email address	[REDACTED]	

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**

by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or

by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

Alternatively, you can respond online on the Local Plan consultation website

<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**



**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

*Yes*

No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

**Site Area (hectares)**

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

**Type of site e.g. greenfield, previously developed land/brownfield**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

- Housing*
- Employment*
- Mixed-use (please specify uses)*
- Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

- Site is owned by a developer*
- Site is under option to a developer*
- Enquiries received/ strong interest*
- Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

*Immediately*

*Up to 5 years*

*5 - 10 years*

*10 – 15 years*

*Beyond 15 years*

*Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

**Other Relevant Information – Please use the space below for additional information**

**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

<https://www.highpeak.gov.uk/SCI>

Roughfields



**Please provide a site plan clearly identifying the exact boundaries of the site.**

The land encased by Padfield Main Road to the north and the NCN62 (Longdendale trail) to the east and Vale House Drive Estate to the south and Brosscroft to the West

**Location - Is the site in reasonably close proximity to the community it serves?**

Yes it is.

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

Yes it is.

**Size / Scale - Is the site local in character and not an extensive tract of land?**

Yes

**If possible, please provide photographs of the site that support your comments.**

**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature .....Vincent Dineen

Date .....28<sup>th</sup> Feb 2023

Thank you for completing this response form.



## Comment

Consultee	Mr Paul Goldsmith (1334959)
Email Address	[REDACTED]
Company / Organisation	Environment Agency
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Environment Agency (Mr Paul Goldsmith - 1334959)
Comment ID	LPEA65
Response Date	02/03/23 01:11
Consultation Point	Question 1 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.20

### Question 1

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?** Yes

#### If not, why?

We are in general agreement with the initial view of the emerging issues identified from the new evidence. As the local plan progresses we will have further comments to make.

### Question 2

**Should the next Local Plan have a new Spatial Vision?** Yes

#### If so, what should it say?

Generally speaking the Spatial Vision as set out in the 2016 Local Plan captures the goals which we would highlight. We would however suggest some minor additions in relation to the following points

- . Green infrastructure – We would suggest that any amended spatial vision should also include mention of 'blue infrastructure' as it would be beneficial to link it with green infrastructure. Development should integrate and increase blue/green infrastructure to build in multi-functional

solutions to future impacts such as increased flood risks, water shortages and overheating. Blue and green infrastructure can work together to achieve these aims.

Paragraph two of the current 2016 Spatial Vision identifies how new development will mitigate against and respond to the changing climate. We would recommend that the spatial vision emphasises the commitment to provide *at least* 10% Biodiversity Net Gain (BNG) and should seek to exceed this where possible.

### Question 3

#### What should be the Strategic Objectives for the next Local Plan?

The EA have no formal comment to make in regard to this question.

### Question 4

**Are there any other policies in the Local Plan that you think should be updated?** Yes

#### Please specify which policy and how it should be updated.

We do not believe that wholesale changes are required as the policies as set out within the 2016 Local Plan robust. However minor additions may be required in order to bring them up to date by implementing changes in national policy.

- Policy S1 – mention is made of Net Gain however we would suggest that the policy wording is more explicit in reflecting recent changes to national policy. The Environment Bill has now been approved through parliament requiring new development to provide a minimum of 10% biodiversity net gain. We would encourage the policy to push for developers to provide biodiversity net gain in excess of the required 10% net gain where possible/feasible.
- Policy EQ8 – As previously mentioned when discussing the Spatial Vision we would advise that this policy is reworded to Blue/Green infrastructure. We would advise the inclusion of 'blue infrastructure' as it would be beneficial to link it with green infrastructure. Development should integrate and increase blue/green infrastructure to build in multi-functional solutions to future impacts such as increased flood risks, water shortages and overheating. Blue and green infrastructure can work together to achieve these aims.

### Question 5

**Are there any other new policies that you think the next Local Plan should include?** No

#### Please specify what the new policy should seek to address and why.

The EA have no formal comment to make regarding question 5

### Question 6

#### What other evidence should the Council consider to inform the next Local Plan?

Recent amendments have been made to the Flood Risk guidance specifically in relation to the designation of the functional floodplain (Flood Zone 3b). We would also advise the LPA to contact the Customers & Engagement (C&E) team as a number of hydraulic models have been or are in the process of being updated. Updated modelling could impact the feasibility of any sites which come forward for consideration during the local plan process.

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

**Proposed Future Uses & Potential Site Capacity  
(please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

**From:** [REDACTED]  
**To:** [LDE](#)  
**Subject:** local plan review  
**Date:** 03 March 2023 16:31:38

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Hello,

As I am having problems downloading your formal consultation document, the main points that I would like to make are:

(1) Encouraging more walking and cycling in the area is of top importance if we want healthy, active children and good air quality for us all. I would like the council to take positive action in seeking suitable sites for the provision of footpaths/cycleways, particularly between residential areas and local schools. In Chapel en le Frith and Chinley a footpath between the northern boundary of the Manor Forge development and the local primary school would be far safer for children walking than over the unpaved bridge and along Green Lane and would cut down on emissions and congestion outside the school.

(2) There should be further investigations regarding the possibilities for small community based hydro-electric schemes. For example Black Brook weir by Stephanie Works, Chinley.

Thank you for all action taken to improve the quality of life for High Peak residents,

Kind regards,

Carol Evans

PS: Community engagement is very important for a local plan. Could I please suggest that when the main consultation document is produced you have an 'Easy Read' editions like many Government consultations, to encourage people to take part. The review document, although I congratulate you on your plain English, is overly long to encourage engagement

[REDACTED]

## Comment

Consultee	Mr Peter Freeman (1333595)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Mr Peter Freeman (1333595)
Comment ID	LPEA8
Response Date	07/02/23 11:49
Consultation Point	Question 1 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.18
Question 1	

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?** No

### If not, why?

Over the last 10 years the population of Buxton and area has remained static (less than 0.1%. Therefore there is no need for any further house building, not even the reduced assessment of 260 homes per year.

In 5 of the last 6 years house completions has far exceeded the number in the existing local plan. So no more houses need to be built.

### Question 4

**Are there any other policies in the Local Plan that you think should be updated?** Yes

### Please specify which policy and how it should be updated.

Before updating the local plan, the council need to follow the existing one.

Re the west of Tongue Lane proposed development site, paragraph 6.110 says, provision of the Fairfield Link Road is essential before there is any development of the site.

Why therefore have the council accepted a planning application from Vistry Partnerships for a large part of the site? No such application should be considered until the link road is in existence. This application, also should require a developer contribution for the link road and the roundabout. There is no such a contribution.

Also para 6.108 states on this site, all dwellings to be at least 200 metres away from the potential blasting area. Some of the proposed dwellings are well within this limit.

#### **Question 5**

**Are there any other new policies that you think the next Local Plan should include?** No

**Please specify what the new policy should seek to address and why.**

Noted

#### **Question 7 & 8**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

**Are you the sole or part owner of the site?** Neither

**Proposed Future Uses & Potential Site Capacity (please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

**Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	Mr	
Name	Josh Plant	
Job title (if applicable)	Promotion and Policy Planner	
Organisation (if applicable)	Gladman Developments Ltd	
Address	████████████████████ ██████████	
Post code	██████████	
Telephone no.	██████████	
Email address	████████████████████	

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.





**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

In general Gladman support the initial emerging issues identified by the Council. However, in relation to the housing requirements of the Borough, Gladman consider that the Council should seek to prepare the Local Plan Review positively to meet the identified housing needs of all members of the community.

The PPG is clear that the standard method for assessing local housing need provides a minimum starting point in determining the local housing needed in an area and does not attempt to understand factors such as economic circumstances or other demographic behaviours. The PPG provides further examples where it may be appropriate for authorities to plan for more than the local housing need figure including growth strategies, strategic infrastructure improvements and unmet need but it is clear that is not an exhaustive list.

Indeed, the 'High Peak Housing and Economic Land Needs Assessment (2022)' (HELNA) suggests that to achieve a net job growth figure of 3,320 over the plan period, 336 dwellings per annum (dpa) are required. This figure is lower than the current adopted Local Plan housing requirement but above the standard method local housing need figure and Gladman highlight that an economic growth led housing requirement would support the Borough Council's identification as a Priority Levelling Up authority.

A housing requirement greater than that proposed through the standard method would also support the affordable housing needs identified through the HELNA which assessed the net affordable annual need as between 228 to 270 dwellings.

Finally, the average annual dwelling completions over the last five monitoring years (2017/18-2021/22) stands at 364 dwellings. This highlights that there is demand and a market to support a higher housing requirement than identified through the standard method local housing need figure.

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

If so, what should it say?

Gladman await further evidence supporting the new spatial vision, however support the acknowledgement that Chapel-en-le-Frith represents a sustainable location for future development growth on the A6 transport corridor and sustainable public transport access including rail links to Stockport, Manchester Piccadilly, Buxton and the wider region.

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

All policies should be justified through robust evidence, meet the tests of soundness at Paragraph 35 of the Framework and promote sustainable patterns of development.

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

No specific policies.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

Land Promoter
---------------

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

--

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

*Yes*

No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land to the South of Chapel-en-le-Frith, SK23 0NE

**Site Area (hectares)**

43ha

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

Greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Location Plan and indicative Development Framework Plan support this submission.

**Proposed Future Uses & Potential Site Capacity (please specify)**

*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

21 hectares developable area (approximately). Up to 600 dwellings.

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

*(please select all that apply)*

*Site is owned by a developer*

*Site is under option to a developer*

*Enquiries received/ strong interest*

*Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*



**Utilities – comments**

The site is within a 10minute walk of Chapel-en-le-Frith train station with direct pedestrian access from the site.

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

The Indicative Development Framework Plan highlights that development will be focused away from areas affected by topography issues.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

- Immediately*
- Up to 5 years*
- 5 - 10 years*
- 10 – 15 years*
- Beyond 15 years*
- Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

**Other Relevant Information – Please use the space below for additional information**

An indicative Development Framework Plan supports this submission.

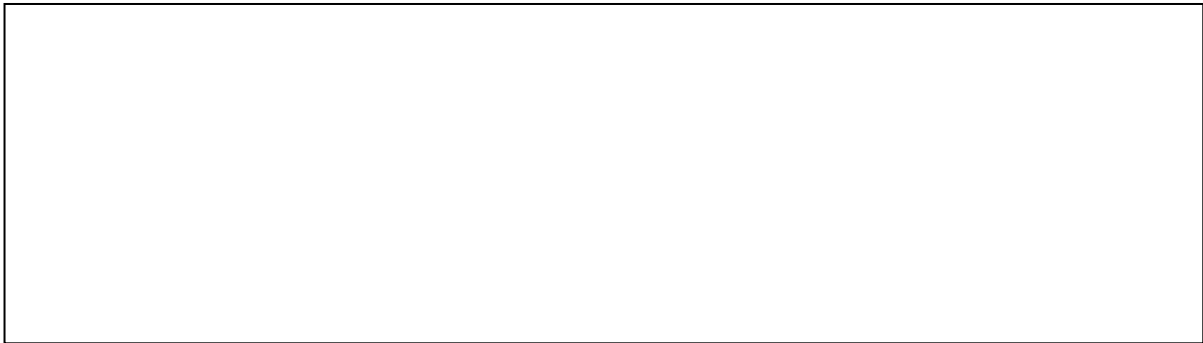
**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

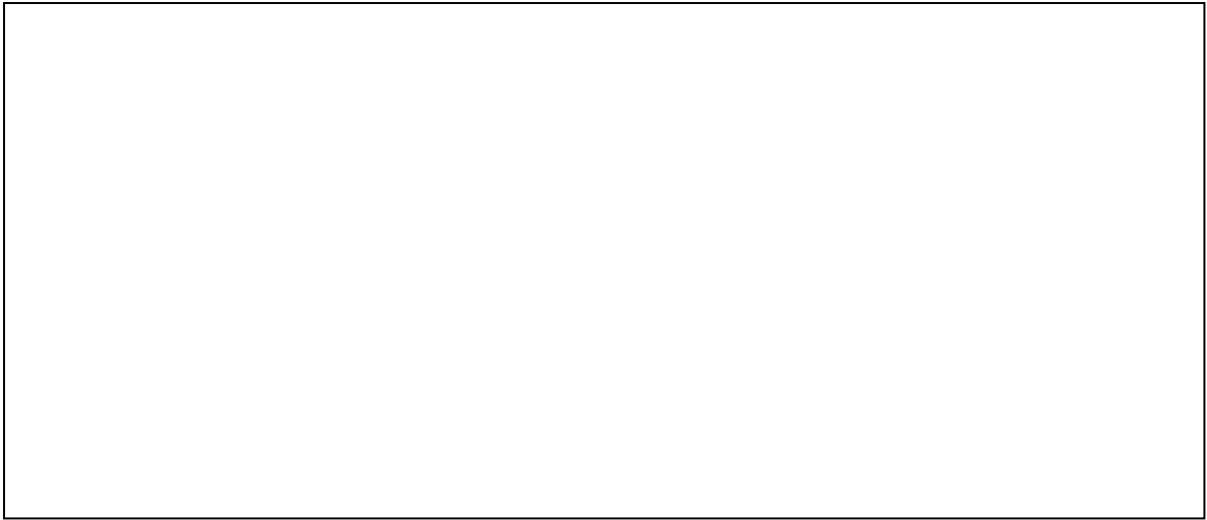
**Please provide a site plan clearly identifying the exact boundaries of the site.**



**Location - Is the site in reasonably close proximity to the community it serves?**



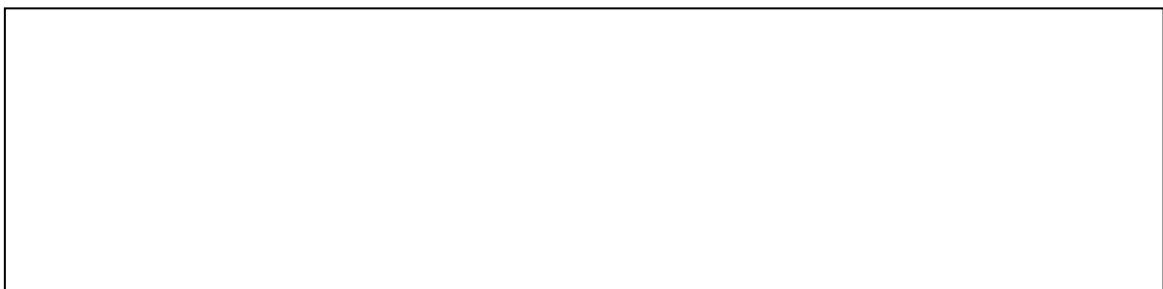
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**  
*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*



**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature .....

Date .....

Thank you for completing this response form.



**Key**

- Site boundary [Approx. 42.6 Ha]

**Built Development**

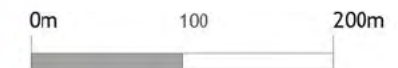
- Proposed developable area [Approx. 21Ha]

**Access + Movement**

- Public rights of way (PRoW)
- Road connections
- Retained existing access tracks
- Existing footpath along Linear Park
- Potential vehicular access points
- Potential pedestrian links
- Indicative route of primary streets
- Indicative footpath + recreational routes

**Green Infrastructure + Amenity Space**

- Existing vegetation
- Proposed structural and street planting
- Indicative locations for playspaces
- Indicative locations for SuDS features



Project: Chapel-en-le-Frith South  
 Title: Indicative Development Plan  
 Issue Date: 03/03/2023  
 Scale(s): NTS @ A3  
 Drawing No: 101



\*Subject to further due diligence and technical advice

Dear High Peak Local Plan Team.

Please find attached a representation from Glossopdale Action for Sustainable Travel.

We are a group of local residents working with Move More Glossop and Derbyshire County Council to promote active travel in the Glossopdale area.

Please contact me if you need further information.

Best wishes,

Joan Rutherford,

### Question 1

Do you agree with the Council's initial view of the emerging issues identified from the new evidence? If not, why?

YES

### Question 2

Should the next Local Plan have a new Spatial Vision? If so, what should it say?

ADD COMMENT

### Question 3

What should be the Strategic Objectives for the next Local Plan?

ADD COMMENT

### Question 4

Are there any other policies in the Local Plan that you think should be updated? Please specify which policy and how it should be updated.

ADD COMMENT

### Question 5

Are there any other new policies that you think the next Local Plan should include? Please specify what the policy should seek to address and why.

### Current policy:

**Low Carbon Transport:** Local authorities should ensure that infrastructure planning in Derbyshire prioritises low carbon travel options: through developments which encourage low carbon transport options, provision of EV charging infrastructure; by adopting and implementing planning policies which limit car use.

### Proposals:

- Local Authorities should work with community groups to identify - and seek to reduce - the barriers to active and sustainable travel that exist in the High Peak.

**Reason:** in order to reduce carbon emissions and contribute to improving public health.

- Local Authorities should work with schools, workplaces and other organisations to provide information about - and encourage – active and sustainable travel.

**Reason:** in order to reduce carbon emissions and contribute to improving public health.

### Question 6

What other evidence should the Council consider to inform the next Local Plan?

To High Peak Borough Council,

When you review the physical and environmental infrastructure for water, sewage and waste water, in the new local plan for High Peak, please be aware that the sewage system for Chapel-en-le-Frith is inadequate, and has been since we came to Chapel Milton 40 years ago. The sewage works are insufficient to cope with the water from heavy rain.

There is only one main sewage channel, which comes through my property. We had a one-way valve fitted, but they do not always work, and now the volume is so great, it lifts the man-hole cover off the main sewer. Other properties in Chapel Milton have been fitted with one-way valves.

The rivers are not the problem. The problem is the sewage system and the run-off of water from the hills, which is not channelled anywhere.

A lot of houses have been built in Chapel over the last 40 years, with a lot of tarmac used.

Residents here have asked for help, but United Utilities only bother to take photos. Can we have a new sewage works please?

Respectfully, from Sylvia Goodborn

## Comment

Consultee	Mr Andrew Barker (1335088)
Email Address	[REDACTED]
Company / Organisation	Hayfield Parish Council
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Hayfield Parish Council (Mr Andrew Barker - 1335088)
Comment ID	LPEA82
Response Date	03/03/23 09:15
Consultation Point	Question 4 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.8

### Please specify which policy and how it should be updated.

Built Up Area Boundary (BUAB)

Minute 0323/13 March 2023 Hayfield Parish Council meeting.

'Land adjacent to 80 New Mills Road

Hayfield Parish Council urges High Peak Borough Council to reinstate the BUAB to that of the previous Adopted Local Plan i.e. pre 2016.

The site is adjacent to a Grade II Listed Barn, the Parish Council cannot improve on the Borough Council's Conservation Officer's site description:

*This is a prominent site which marks the entrance to Hayfield and its Conservation Area, it contributes to the rural, agricultural setting of the small Listed field barn and it provides sweeping views down to the Sett Valley Trail.*

Further, the site is on a bend and as has previously been acknowledged, in order to have any possibility of meeting highways requirements the entrance would have to be on the Western side. However within the Western side of the site there are two oak trees both of which are subject to a T.P.O., consequently any acceptable entrance could compromise the Root Protection Area.

The Parish Council contends that any development at the above would prejudice the setting of both the listed barn and the Conservation Area and would outweigh any benefit of development.'

### Question 7 & 8



If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

**Proposed Future Uses & Potential Site Capacity  
(please specify)**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

Sent by EMAIL ONLY to [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk)

3/3/2023

Dear Sir/ Madam

**Response by the Home Builders Federation to the early engagement consultation on the High Peak Local Plan Review**

1. Please find below the Home Builders Federation (HBF) response to the early engagement consultation on the High Peak Local Plan. The HBF is the principal representative body of the housebuilding industry in England and Wales and our representations reflect the views of discussions with our membership of national and multinational corporations through to regional developers and small local housebuilders. Our members account for over 80% of all new housing built in England and Wales in any one year.
2. HBF notes that the Council has found parts of current High Peak Local Plan out of date and welcomes the commitment to prepare a new High Peak Local Plan to address this.

**Question 1. Do you agree with the Council's initial view of the emerging issues identified from the new evidence? If not, why?**

Housing Supply

3. The HBF agrees that the Council must consider the supply of housing land as part of the Local Plan Review process. The Local Plan's policies should ensure the availability of a sufficient supply of deliverable and developable land to deliver High Peak's housing requirement. This sufficiency of Housing Land Supply (HLS) should meet the housing requirement, ensure the maintenance of a 5 Year Housing Land Supply (5YHLS) and achieve Housing Delivery Test (HDT) performance measurements.
4. The HBF notes that in the Council in using the standard methodology 260 dwellings per annum rather than the 350 per annum Local Plan requirement, the Council is already seeking to deliver less housing. As set out in the NPPF, the determination of the minimum number of homes needed should be informed by a LHN assessment using the Government's standard methodology unless exceptional circumstances justify an alternative approach (para 61). The



Government's standard methodology identifies the minimum annual LHN, which is only a minimum starting point. This is not a housing requirement figure. The Government's objective of significantly boosting the supply of homes set out in the NPPF remains (para 60). The HBF would request that the Council recognises the annual LHN as only the minimum starting point and fully considers all of the issues that may result in a need for a higher housing requirement, including the need to provide a range and choice of sites, the need for flexibility, viability considerations and whether higher levels of open-market housing are required in order to secure the delivery of affordable housing.

#### Affordable Housing

5. The HBF agrees that the Affordable Housing policies should be updated to reflect the current definition of affordable housing. The policy will need to provide certainty for developers on what affordable housing will be sought, whilst still allowing flexibility to respond to any site specific issues. It will be important for the levels of affordable housing sought are robustly tested through the viability assessment.

#### Housing for an Aging Population

6. The HBF is supportive of measures to increase the supply of specialist older people's housing and supports the view of the Retirement Housing Group (RHG) that the planning system can do more to reflect the aging population. A recent RHG report may provide a useful point of reference for the Council <https://retirementhousinggroup.com/how-better-use-of-the-planning-system-can-increase-provision-of-specialist-housing-for-older-people/>

#### Small Site Housing Allocations

7. Paragraph 69 of the NPPF states that LPAs should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare. Allocation of small sites can increase certainty for developers and help increase the health of the SME sector. The Council should allocate sustainably located small sites to help provide certainty for SMEs.

#### **Question 2. Should the next Local Plan have a new Spatial Vision? If so, what should it say?**

8. The vision for the High Peak Local Plan should recognise the importance of new housing in helping to meet both open market and affordable housing needs. The HBF would also encourage the Council to consider the role that housebuilder plays in the local economy, both when the houses are under construction and when the houses are occupied as people's homes.

#### **Question 3. What should be the Strategic Objectives for the next Local Plan?**

9. The HBF supports the continued inclusion of a Strategic Objective on housing. It is important that the Plan continues to provide an appropriate mix of housing types, sizes and tenures to meet the housing needs of all residents in the Borough.

**10. Question 4. Are there any other policies in the Local Plan that you think should be updated? Please specify which policy and how it should be updated.**

11. The HBF notes the Council has identified the issue of nutrient neutrality as being a possible constraint on development. The HBF would suggest that the issue of phosphates requires early consideration to ensure any impacts on the delivery, developability and viability of housing sites is fully understood at the earliest opportunity. The HBF would also suggest that the Council adopt its own household occupancy rate which would more accurately reflect the average occupancy level in the High Peak, rather than relying on Natural England's standard default of 2.4 persons per home.

**12. Question 5. Are there any other new policies that you think the next Local Plan should include? Please specify what the policy should seek to address and why.**

13. The HBF has not identified the need for any further policies at this point. It will be important for the consequences of any new policies to be considered in the viability assessment. However, there are some issues that the HBF highlights below which are already being addressed in other ways. These are:

#### Biodiversity Net Gain

14. It is the HBF's opinion that the Council should not deviate from the Government's requirement for biodiversity net gain as set out in the Environment Act. There are significant additional costs associated with biodiversity gain, which should be fully accounted for in the Council's viability assessment. It is important that BNG does not prevent, delay or reduce housing delivery.

#### Energy Efficiency

15. It is the Government's intention to set standards for energy efficiency through the Building Regulations. The key to success is standardisation and avoidance of individual Councils specifying their own policy approach to energy efficiency, which undermines economies of scale for product manufacturers, suppliers and developers. Therefore, the Council does not need to set local energy efficiency standards in a Local Plan policy because of the higher levels of energy efficiency standards for new homes set out in the 2021 Part L Interim Uplift and proposals for the 2025 Future Homes Standard.

**Question 6 What other evidence should the Council consider to inform the next Local Plan?**

16. As the Local Plan will need covers a period of 15 years from adoption, it will be important for the evidence base to be consistent with the Plan Period.

**Questions 7-12**

17. The HBF has no comments on Questions 7-12 which relate to the Call for Sites Exercise.



**18. Future Engagement**

19. I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.

20. The HBF would like to be kept informed of all forthcoming consultations upon the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours faithfully



Rachel Danemann MRTPI CIHCM AssocRICS  
Planning Manager – Local Plans (Midlands and South West)  
Home Builders Federation  
Email:   
Phone: 



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	Mr and Mrs	
Name	P K & C Heathcote	
Job title (if applicable)		
Organisation (if applicable)		
Address	[REDACTED]	
Post code	[REDACTED]	
Telephone no.	[REDACTED]	
Email address	[REDACTED]	

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**

by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or

by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

Alternatively, you can respond online on the Local Plan consultation website

<https://highpeak-consult.objective.co.uk/kse>.



**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**



**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

*Yes*

No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

**Site Area (hectares)**

7.3 hectares to the west of the A515

5.7 hectares in two parcels to the east of the A515

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

Greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

- |  |                          |
|--|--------------------------|
| <i>Housing</i>                               | <input type="checkbox"/> |
| <i>Employment</i>                            | <input type="checkbox"/> |
| <i>Mixed-use (please specify uses)</i>       | <input type="checkbox"/> |
| <i>Self-build &amp; custom-build housing</i> | <input type="checkbox"/> |

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

- |  |                          |
|--|--------------------------|
| <i>Site is owned by a developer</i>        | <input type="checkbox"/> |
| <i>Site is under option to a developer</i> | <input type="checkbox"/> |
| <i>Enquiries received/ strong interest</i> | <input type="checkbox"/> |

*Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

Occasional enquiries for both housing and commercial. All resisted by us as not currently in the LP.

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*



**Please provide any relevant information of likely measures to overcome the above constraints**

Not aware of any constraints

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

- Immediately*
- Up to 5 years*
- 5 - 10 years*
- 10 – 15 years*
- Beyond 15 years*
- Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

**Other Relevant Information – Please use the space below for additional information**

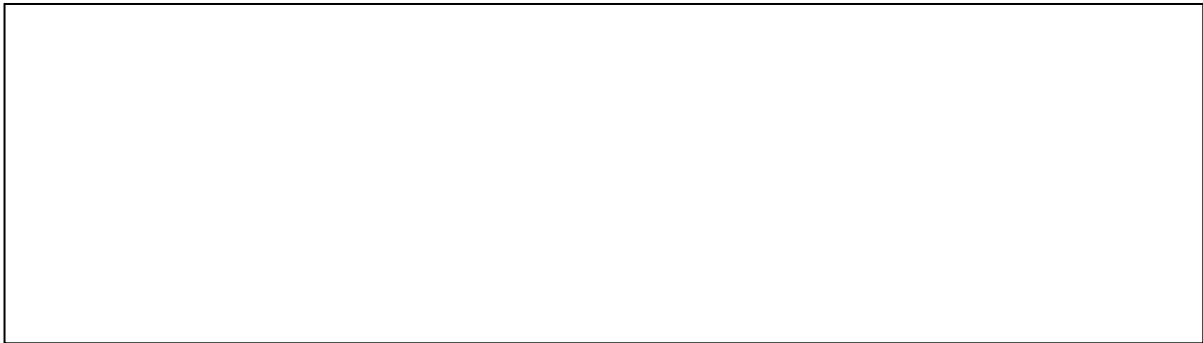
**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

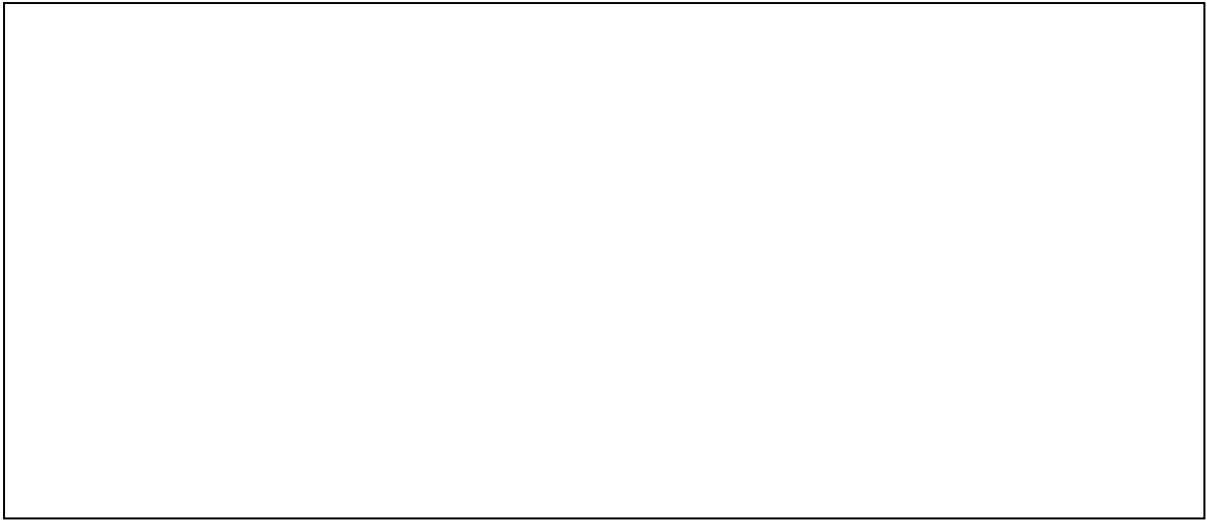
**Please provide a site plan clearly identifying the exact boundaries of the site.**



**Location - Is the site in reasonably close proximity to the community it serves?**



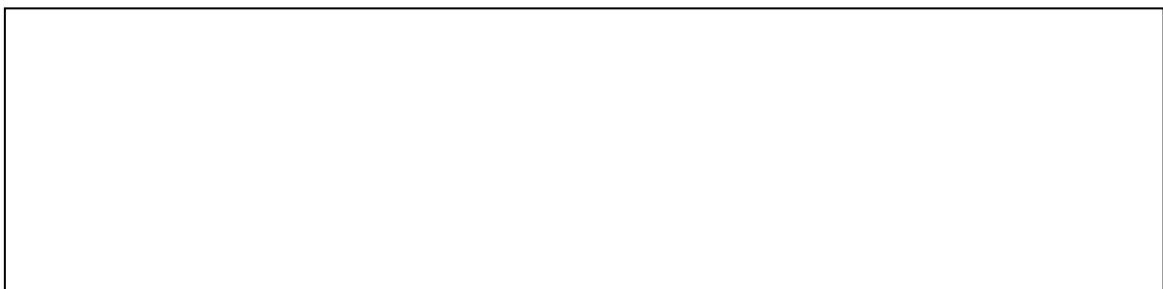
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**



**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature .....

Date .....

Thank you for completing this response form.

Search

buxton Search

37.407229 -122.107162

Get Directions History



Buxton

Places

Layers





## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

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The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	Mrs	
Name	Sandy	
Job title (if applicable)		
Organisation (if applicable)		
Address	[REDACTED]	
Post code		
Telephone no.		
Email address		

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

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by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or

by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

Alternatively, you can respond online on the Local Plan consultation website

<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*



*Land Agent*

*Developer*

*Other*

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

*Yes*

No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

**Site Area (hectares)**

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

**Type of site e.g. greenfield, previously developed land/brownfield**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

- Housing*
- Employment*
- Mixed-use (please specify uses)*
- Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

- Site is owned by a developer*
- Site is under option to a developer*
- Enquiries received/ strong interest*
- Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

*Immediately*

*Up to 5 years*

*5 - 10 years*

*10 – 15 years*

*Beyond 15 years*

*Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

**Other Relevant Information – Please use the space below for additional information**

**Question 9**

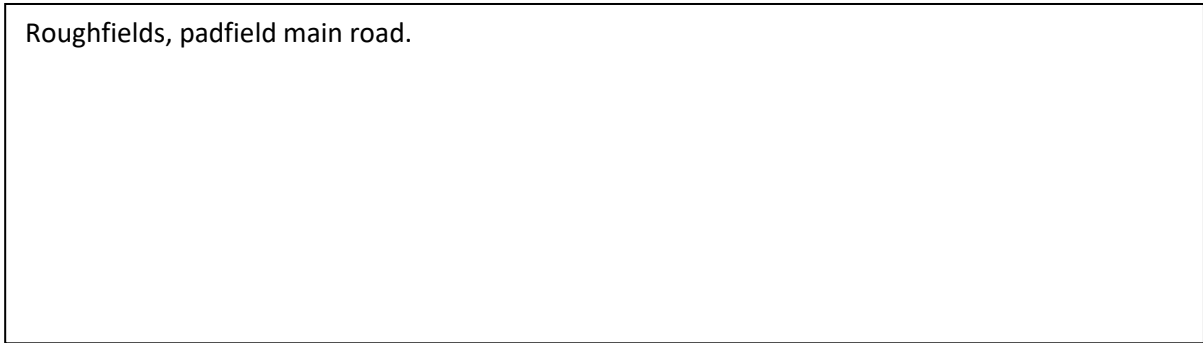
**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Roughfields, padfield main road.



**Location - Is the site in reasonably close proximity to the community it serves?**



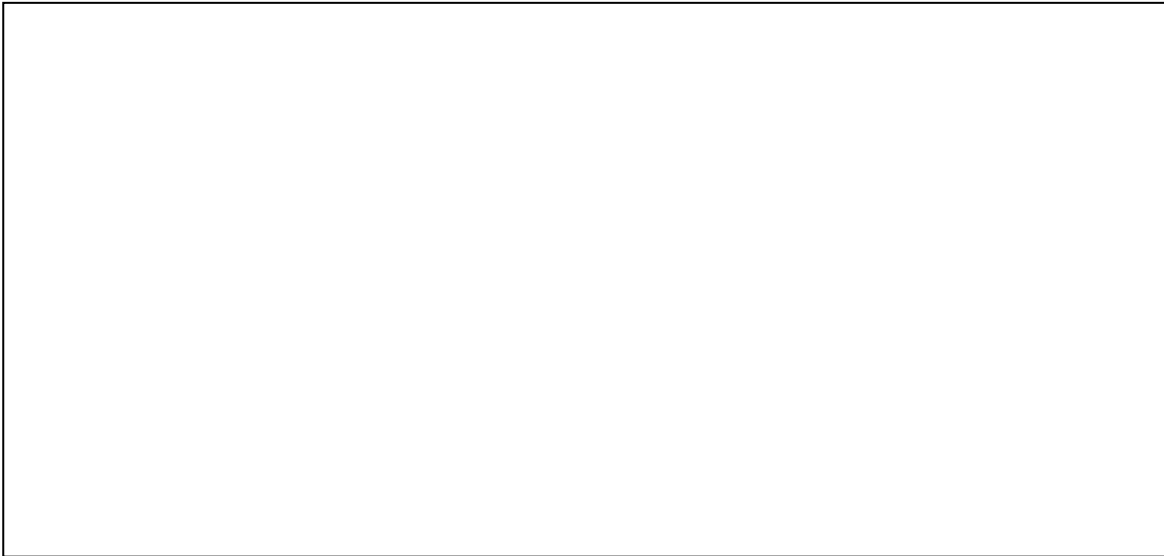
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



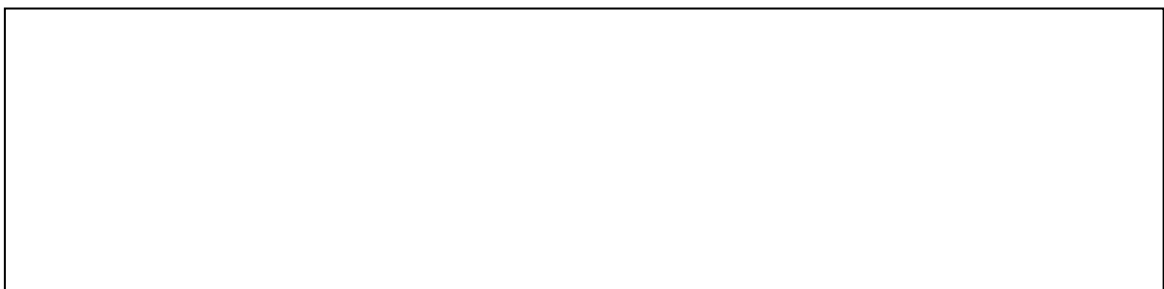
I have lived in Hadfield all my 56 years. Roughfields is a place I played as a child and a place I take my Grandchildren to play. We recently did a school homework project in and around here and spoke of its beauty and importance to wildlife too.

Hadfield has too many houses and not enough green space. Please do not remove this, it is important for nature as well as a feel good place for people. We need open green spaces for good well being.

**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature

.....S.Henderson.....  
...

Date .....19<sup>th</sup> February  
2023.....

Thank you for completing this response form.

Name Gary Hesketh and Elaine Hesketh

Dear Planning Policy Team,

I would like you to consider these comments as part of your early engagement in preparation for the next LDP or a revision of the current one.

Question 3: What should be the Strategic Objectives for the next Local Plan?

To reduce the environmental impact of the LDP – specifically housing and transport.

- Always give priority to building on ‘brownfield’ sites in preference to ‘greenfield’.
- Actively encourage the use of alternative building methods such as ‘insulated concrete formwork, ICF’, timber frame and other highly insulated, possibly pre-fabricated building methods. Stop allowing builders to use ‘block and brick’ as their default method because that is what they have always done.
- Look to integrating ‘green walls’ and ‘green roofs’ especially on industrial units, factories, supermarkets and large social/communal buildings.
- As gas boilers are being phased out in [2025](#) reflect this in a requirement to have air source/ground source or water source heating fitted at build stage – and start to retrofit in all publicly owned buildings. Promote the government grant available to increase the minimal uptake.
- Insist electric vehicle charging points are fitted to each and every new build – not shared, one each.
- Planning to require all new build properties to be fitted with LED lighting at build stage, and to encourage the use of ‘light tunnels’ and solar panels.
- Consider ‘solar gain’ at planning prior to build stage and orient design to take advantage of being south facing.

- All HPBC heavy diesel vehicles to be retro-fitted to hydrogen. Not a massive task, but requires storage facilities (see JCB).
- All HPBC cars and small vans to become electric.
- Work with bus companies to convert to hydrogen or electric.
- Consider something like CopenHill as the future of recycling and waste disposal as an alternative to landfill and a visitor attraction.

<https://www.visitcopenhagen.com/copenhagen/planning/copenhill-gdk1088237>  
<https://parametric-architecture.com/copenhill-a-waste-to-energy-plant-with-a-ski-slope/#:~:text=Located%20in%20Amager%20in%20Copenhagen,with%20an%20urban%20recreation%20center.>

Question 7. Do you have any site suggestions for housing?

Yes. The site of the former Shepley Mill on George Street, Glossop – currently designated LGS. This should have its ‘regeneration area’ status restored. It is an ideal site for a development similar to the McCarthy and Stone Calico Court and could probably accommodate around 100 retirement units (freeing up family homes).



Alternative uses could be a combined fire, police and ambulance hub – the difference in levels would allow considerable underground parking. Access could be from the river side of the Central Methodist Church joining the current ambulance station to the site; or the CMC could be relocated to the ambulance station site or just be the subject of a CPO.

Combined with the Old Glove Works car park, there is also enough space for a leisure complex, say cinema and ice rink/bowling alley which would be a great asset and remove the need for Glossopian's to travel.

The [2014](#) HPBC 'LANDSCAPE IMPACT ASSESSMENT' report said 'development along George Street could be used to further increase its significance to the community, encouraging its use as a pedestrian route and open up access to the town centre'. This suggests a row of terraced houses. It is a brownfield site and should be developed.

As HPBC has already discussed the 'proposal to develop' the land in [2020](#), there appears to be support for this – it is just a matter of deciding upon an appropriate development.

Question 9 Do you have any site suggestions for Local Green Spaces?

Yes. Roughfields, Padfield.

Yes. Bluebell wood, Dinting/Gamesley. It was a nature reserve in the [1970s](#) and is a truly ancient habitat that should be protected. Home to bats, badgers, newts and trees that are more than a century old.

<https://www.google.co.uk/maps/@53.4472268,-1.9743637,974m/data=!3m1!1e3?hl=en&authuser=0>

Debra Higgins

██████████  
A High Peak Resident

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  - Look to integrating ‘green walls’ and ‘green roofs’ especially on industrial units, factories, supermarkets and large social/communal buildings.
  - As gas boilers are being phased out in 2025 reflect this in a requirement to have air source/ground source or water source heating fitted at build stage – and start to retrofit in all publicly owned buildings. Promote the government grant available to increase the minimal uptake.
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<https://www.visitcopenhagen.com/copenhagen/planning/copenhill-gdk1088237>  
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**Question 6:** What other evidence should the Council consider to inform the next Local Plan?

HPBC should consider the [REDACTED]

[REDACTED] designation of the former Shepley Mill site on George Street, Glossop as a Local Green Space; and whether this designation had denied Glossop a major regeneration opportunity and should be removed.

**The evidence.**

The ‘particular circumstances’ that qualify a piece of land for Local Green Space Designation protection are that:

- **1.** The land has to be ‘reasonably close to the community it serves’.
- **2.** The land has to be ‘demonstrably special to a local community’. The land must fulfil one or more of the following criteria:
  - **(a) Beauty.** This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. The LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.
  - **(b) Historic significance.** The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.
  - **(c) Recreational value.** It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.
  - **(d) Tranquillity.** Some authorities have an existing tranquillity map showing areas that provide an oasis of calm and a space for quiet reflection.
  - **(e) Richness of wildlife.** This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.
- **3.** The land needs to be ‘local in character, not an extensive tract of land’.

(Open Spaces Society [https://www.oss.org.uk/faqs-about-local-green-space-designation/?gclid=EAlalQobChMI6Yme-vmvmm\\_QIVy9DtCh3ZnQmIEAAYASAAEgLPJvD\\_BwE](https://www.oss.org.uk/faqs-about-local-green-space-designation/?gclid=EAlalQobChMI6Yme-vmvmm_QIVy9DtCh3ZnQmIEAAYASAAEgLPJvD_BwE))

Dealing with these issues one at a time, but there is overlap:

1. The evidence submitted to the Inspector at the Inquiry prior to adoption of the 2016 local plan suggested that there were many hundreds of people from the Howard Town ward that supported the LGS designation – so ‘reasonably close’ and possibly ‘demonstrably special’.

According to HPBCs own information (**HPFOI2019/20-075 Former Shepley Mill site on George Street, Glossop**) there were ‘33 responses from 24 respondents are known to be from Howard Town’. Apart from the attempt at manipulating the numbers by submitting multiple responses, as 4 responses were from the Rimmer family opposing designation, that leaves 20 in support – at least 5 came from the [REDACTED] family, 4 from the [REDACTED] family, 2 from the [REDACTED]. Four or five families from the Ward do not really constitute ‘the community it serves’; merely a few annoyed neighbours.

Considering that, at the time, Howard Town had 3528 registered voters, and many more either not eligible, or not registered, the 20 inhabitants of the Howard Town Ward that responded in support of the LGS designation represented 0.56% of the electorate (not inhabitants). **The Council should consider whether the evidence confirms that there was a significant enough number to support the designation of a LGS?**

There was a supporting petition collected and submitted to demonstrate that this part of the former Shepley Mill site was 'demonstrably special to a local community'. The petition contained several hundred signatures. [REDACTED] from places as far away as New York, Bulgaria, London, U.S., Berlin, York, Dorset and many more; as HPBC confirms – only 24 submissions came from the Howard Town Ward; all others should have been discounted.

The Queen Camel Neighbourhood Plan – November 2019 suggested a LGS should be a maximum of 800m from the community it serves.

<https://www.southsomerset.gov.uk/media/2941/07-qcnp-lgs-paper-v4-1911.pdf>

The Open Space Society say 'Some councils have policies relating to LGS and have introduced a maximum distance between the space and the community. For instance, one has stated it must be within 400 metres, another 600 metres of the people it serves'. Gov.uk says 'the site would normally be within easy walking distance of the community served', so 800m, a maximum of half a mile.

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

The 230 names [REDACTED] were used to support the George Street LGS designation. The evidence suggests that these people should not have been classed as 'reasonably close to the community it serves'; the evidence also suggests the collection of these signatures was a numbers game designed to look like massive local support for the George Street LGS designation, but was actually the work of a small pressure group, [REDACTED]

1	Christopher	[REDACTED]	mottram		
2	Judy	[REDACTED]	Little Hayfield		
3	Catherine	[REDACTED]	London		Stop Mr Rimmer from damaging the Woods which has a Tree Presevation Order protecting it and for the public to have access to this Green Space
4	Daniel	[REDACTED]	Simmondley		Stop this
5	Frank	[REDACTED]	Simmondley		I am a "born and bred" Glossopian. We have lost far too much of our green space in Glossop, lets keep what bits remain.
6	James	[REDACTED]	Hadfield		
7	Claire	[REDACTED]	High Peak		
8	John Michael	[REDACTED]	NG5 [REDACTED]		
9	Sarah	[REDACTED]	Selby		
10	Adam	[REDACTED]	Hadfield		
11	Alexandra	[REDACTED]	London		
12	Ben	[REDACTED]	Hadfield		This wood needs protecting and to have pick nic benches to enjoy the wood
13	Sarah	[REDACTED]	s18 [REDACTED]		
14	Jane	[REDACTED]	Hadfield		
15	Alison	[REDACTED]	New Mills		
16	Paul	[REDACTED]	Hadfield		Stop the land thief

17	John Keith	Northwich	
18	david	Rochdale	
19	Rachel	Tintwistle	I grew up around Greoge st, myself and all the kids who lived there, used to play in them woods, we would make dens, paddle in the stream, I have got many happy memories of that place, and it would be such a shame to build on there, let's keep it for our future kids to play on, coz they don't make land anymore.
20	Helen	Derby	
21	Janet	Simmondley	
22	Nicola	-	
23	David	Hadfield	
24	elena	Bulgaria	
25	richard	Bulgaria	
26	David	Hadfield	
27	Kirsty	-	
28	Stefano	Manchester	For my twinee
29	anita	hadfield	
30	georgie	Plymouth	
31	lynda	High Peak	
32	Chris	Manchester	
33	Stephen	York	
34	Louise	BD20	
35	Bryony	Hadfield	
36	Martin	Manchester	
37	Margaret	Marple Bridge	
38	Chris	Cheshire	
39	Andrew	Manchester	I used to play in this area as a kid, and walk along the river, through the woods. It's definitely be a public right of way for a long, long time.
40	Linda Mary	Shropshire	
41	Virginia	U.S	
42	Stephanie Clare	Hartlepool	Please save these woods
43	Evie	Hadfield	
44	Rachel	Gloucestershire	
45	Debra	Chapel-en-le-frith,	
46	Colin	Hadfield	
47	Beverley	Hadfield	children need a place to play
48	Mary	dorset	Go boys! the man's insane and has nothing better to do with his life than to wreck local landscape. He's an embarrassment to the teaching profession.
49	Jackie	Swindon	My grandson lives in this area and it is very important to him
50	Laura	Hadfield	
51	Gareth	Padfield	

52	Deborah	S26	Woodland is important and necessary to everyone's wellbeing. There are many brownfield sites that can be used for building without removing trees.
53	Stephen	Wa8	This is a beautiful wood for use by the public
54	Tracy	Hollingworth	
55	Jenny	Manchester	
56	Vicolas	Manchester	
57	Stephen	Poole	
58	joe	bristol	
59	Jill	hadfield	Green space is for everyone, one person should not be able to claim ownership like this!
60	sue	Hyde	
61	lee	whitfield	i used to play on this bit of land as a kid and don't want it ruining or being built on (to much land in glossop being built on) 🙄
62	joanna	sheffield	
63	David	Nottingham	
64	Chloe	-	
65	Laura	York	This beautiful land was on my walk to school as a child and it should remain an asset for the many rather than one exploiter of public land.
66	Rhys	Nottingham	Hang in there guys!
67	Steve	Simmondley	
68	Laraine	prestatyn	why is rimmer damaging the woods dosent he know trees give of oxygen 260 lbs of oxygen each year
69	Paula	Manchester	Every tree produces enough oxygen for 8 people
70	john	mottram	
71	Annie	Padfield	
72	Christopher	-	
73	She	Hadfield	
74	janet	hollingworth	
75	Rod	Simmondley	
76	Wayne	-	
77	Julie	-	
78	Susan	Hadfield	
79	jennifer	Hadfield	
80	Howard	Hadfield	
81	Andrew	Tintwistle	Theevsmallcwoods and corpses should be protected
82	Stephanie	Buxton	
83	Sarah	Manchester	
84	Grant	Gr Manchester	
85	Phil	Hadfield	
86	Tracy	Hadfield	
87	Janet	Hadfield	
88	sara	tintwistle	
89	sara	tintwistle	
90	Fay	Sheffield	

91	Travis Joseph	Whitfield,	-
92	Richard	Eastwood	
93	Ellen	Nottingham	
94	Alison	Nottinghamshire	I am a regular visitor to Glossop and stay near the woods
95	Mary	Wales	
96	Katerina	Huddersfield	
97	Diane	Padfield	
98	Neil	Ashbourne	
99	Lynne	Hollingworth	
100	Scott	Hadfield	
101	Laura	Tintwistle	
102	Susan	Hollingworth	
103	Esther	Milton Keynes	I go to these woods. When I visit this area
104	Mel	NW	
105	Laura	Hadfield	
106	Sian	Barnsley	My family love to go here
107	Deborah	Hadfield	This is our land. Hands off.
108	Nick	Gamesley	Local Councillor for Local People, innit?
109	Jennifer	Hadfield	
110	Miriam	Hartlepool	
111	Lucy	-	
112	Simon	London	
113	nina	london	
114	nina	-	
115	Claire	Ashbourne	
116	Robert	Hadfield	I hate land grabs by selfish people. These lads are securing the land for the community in general.
117	Linda	Simmondley	
118	Jim	Spain	
119	Ian	Hadfield	
120	Michael	Hadfield	
121	Jane	Woodley	I went to school in Glossop( Blessed Philip Howard) and the area remains close to my heart as we often visit and walk
122	Paul	New Mills	
123	Maggie	Sheffield	
124	Hannah	Hadfield	
125	Anna-Marie	Gamesley	
126	maureen	Hadfield	
127	Helen	Ely	
128	Victoria	-	
129	Pauline	Broadbottom	people love this wood please preserve and protect it now and for future generations
130	Jean	SIMMONDLEY	
131	Abraham	London	

132	Roya	Hadfield	
133	Terence	Buxton	
134	David	Holmfirth	
135	Lisa Ann	moreton	Keep Glossop green!
136	Jackie	Bolton	
137	Gavin	Simmondley	love the woods
138	Chelsea	Hadfield	Great cause too many little cherub areas like this being built on
139	Julie	Hadfield	
140	Steven	Hollingworth	
141	Andrew	Hancock	Founder member of FoGSW and Applicant for VG126
142	Tracey	Saddleworth	Originally from high peak.
143	Mick	Tintwistle	
144	Joanne	Hadfield	
145	Ingrid	Colchester	
146	Paul	Berlin	-
147	Eleanor	Bristol	
148	Jordan	Hollingworth	I work in glossop just around the corner and it would be nice for this space to be open to the public and not harmed by 1 individual and claimed as his own land
149	Aaron	-	
150	Holly	-	
151	Melanie	Longdendale	
152	Melanie	Hyde	
153	paul	Birch Vale	
154	Guy	london	
155	Sam	Buckinghamshi	
156	Paul	Hazel Grove	
157	Steven	Hyde	We need trees and green spaces preserved now more than ever!!
158	Sarah	Disley	
159	Jason	Padfield	
160	Janice	Yorkshire	
161	Jack	Kent	
162	Kim	Hollingworth	
163	Jean	Tintwistle	
164	Julia Maureen	Simmondley	
165	Graham John	Simmondley	
166	Sara	Stockport	
167	Grace	Mottram	
168	Emma	-	
169	Kay	Manchester	
170	Dave	Orpington	
171	Mike	Glossop	
172	Mike	(Tintwistle)	Just when you thought the human race was edging forward to higher levels of humanity and co-operative endeavor, a cretin like Rimmer comes along to halt our



			progress and remind us that there are still some whose whose lives are predicated upon greed and stupidity
173	Marianne	Tintwistle	We must preserve our green spaces for future generations.
174	Russ	Nottingham	
175	Matt	Buxton	
176	Nicole	-	
177	Helen	Cheshire	
178	Helen	-	
179	David	Whitfield,	The public has enjoyed continuous access to these woods along Glossop Brook, despite the obstructions erected in an attempt to deter use of the path. These obstructions should be removed so that access canbe restored for residents of all mobility abilities.
180	Chris	Hampshire	
181	Catherine	Hadfield,	
182	Rhona	-	
183	Lindsey	Hadfield	
184	Michaela	Hadfield	
185	Helen	-	
186	Paul	-	
187	Sharon	Hadfield	
188	Dawn	Stafford	
189	Susan	Rugby	
190	Alexandria	New York	love the forests!! fuck people who want to destroy them. why do you want to destroy the very thing that allows you to breathe easy? Idiots...
191	Rickie	-	
192	Joanne	Hadfield	Good work guys, keep it up.
193	David	Lincs	
194	Jonathan	Padfield	Disgrace if this is allowed to happen
195	Jocelyn	London	
196	Rebecca	Hadfield	
197	Lee	Hadfield	Keep up the good work
198	Loretta	Hadfield	
199	Loretta	-	
200	Sarah	-	
201	Iwan	London	
202	Paula	Gamesley	
203	William	-	
204	Carmen	-	
205	Alexandra	-	
206	Victoria	Stalybridge	
207	Teresa	Tamworth	

208	kirsty	hadfield	This land should be open to the public as it was when I was a child. I had hours of fun on here as a child making sand and sitting by the river with my friends. I hoped that my children would be able to do the same until someone fenced it off in the hope of no one questioning it. Open it back to the public.
209	Sean	Padfield	HPBC should look to their own laurels as well. See what I did there?
210	Frank	Nottingham	
211	Matthew	Manchester	
212	Susan	Hadfield	
213	Alex	Broadbottom	
214	Christine	Hadfield	I grew up in George street I remember that land and I don't agree that me rimmer has any claim on this land
215	Zoe	Stone	
216	Helene	Manchester	
217	Patricia	Tintwistle	
218	Dorothy	Hadfield	
219	Mark	Old Glossop	In times past I've taken visitors to the area for story walks in George Street Woods - a delightful setting, and it upsets me to see it now closed to public access.
220	Sophie	Hadfield	
221	debbie	High Peak	
222	sean	hadfield	
223	stephanie	derbyshire	
224	Heather	Mancheter	Born and riased Derbyshire
225	Adam	York	This wood means a lot to my wife and family.
226	Patricia Anne	Simmondley	
227	Tracey	Simmondley	
228	Nicholas	Hadfield	
229	Tracey	Hadfield	
230	▲ ?		

The Council should consider if the evidence suggests that the original comment submitted by the CPRE opposing the designation of LGS was a more accurate reflection of the situation?

Sent: Tuesday, October 30, 2012 6:18 PM

*The site off George Street, proposed for a Local Green Space, should be used for housing development. It is centrally placed, near to the shops and market place and would save the allocation of greenfield land elsewhere. As a neglected brownfield site, it was proposed for housing development in 2002/3. It is now overgrown with trees and has poor access within the site. It does not fulfil the criteria for local green space in NPPF (para 77). There is no evidence that it is demonstrably special to the local community or that it holds particular local significance, 'for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife'.*

The Council should consider if the letter below from [REDACTED] of Landbank Ltd who worked with HPBC between 2000 and 2007, proposing the development of the site, in any way suggests that the former Shepley Mill site was 'demonstrably special to a local community'?

Dear Mr

I am writing to confirm that my company, the Landbank dealt with HPBC between 2000 and 2007 with a view to developing the site known as Glossop Brook as part of an overall town centre regeneration scheme, and that the land to the west of George Street was an ideal site for the relocation of the new PCT clinic. This land was of unknown ownership and was derelict; there was no sign of public use, just tipping and an off street impromptu car park created by/or at The Old Glove Works. There was never any indication from HPBC to either myself or the Glossop and Tameside Primary Care Trust Team, who jointly attended the meetings, that public access or use was an issue or we would not have spent considerable time working towards acquiring a site through the CPO process. Had HPBC received or known of evidence at that time that the land could fall foul of the village green legislation I am sure it would have been tabled during our meetings.

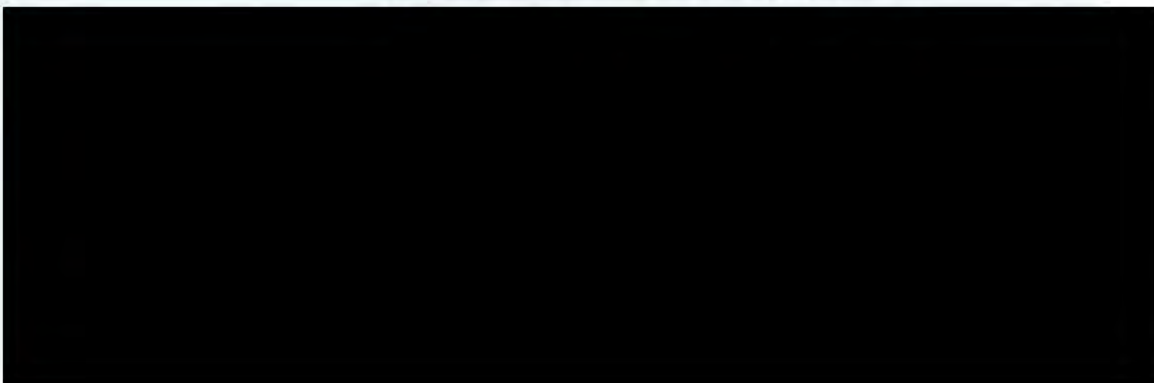
Yours sincerely

[REDACTED]

Similarly, should the 'significant benefits to developing this piece of land' (as appreciated by Dai Lerner) be ignored.

[REDACTED]

The Council should consider the evidence available, that suggests [REDACTED] might have had a conflict of interest in having the former Shepley Mill site designated a LGS – and whether, for the good of Glossop and the High Peak, this designation needs to be reversed, and the previous ‘regeneration area’ designation reinstated.

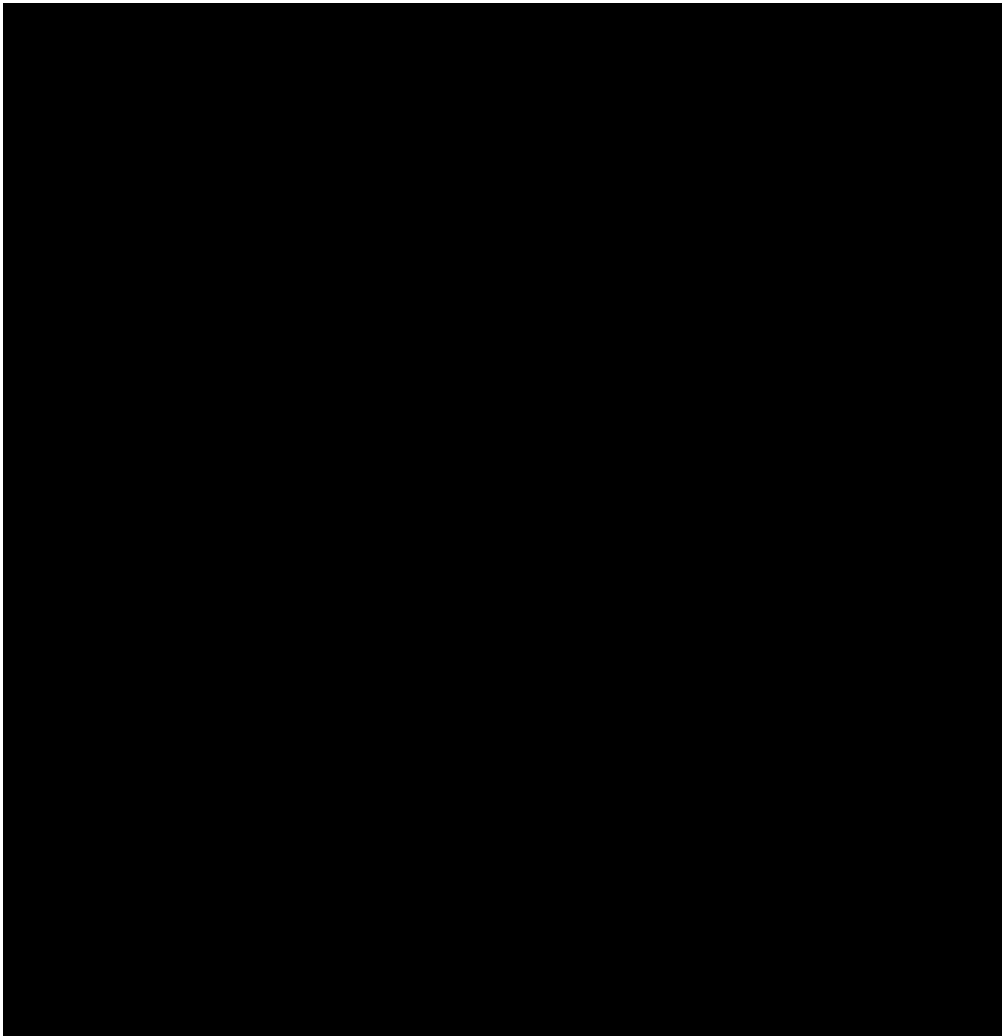


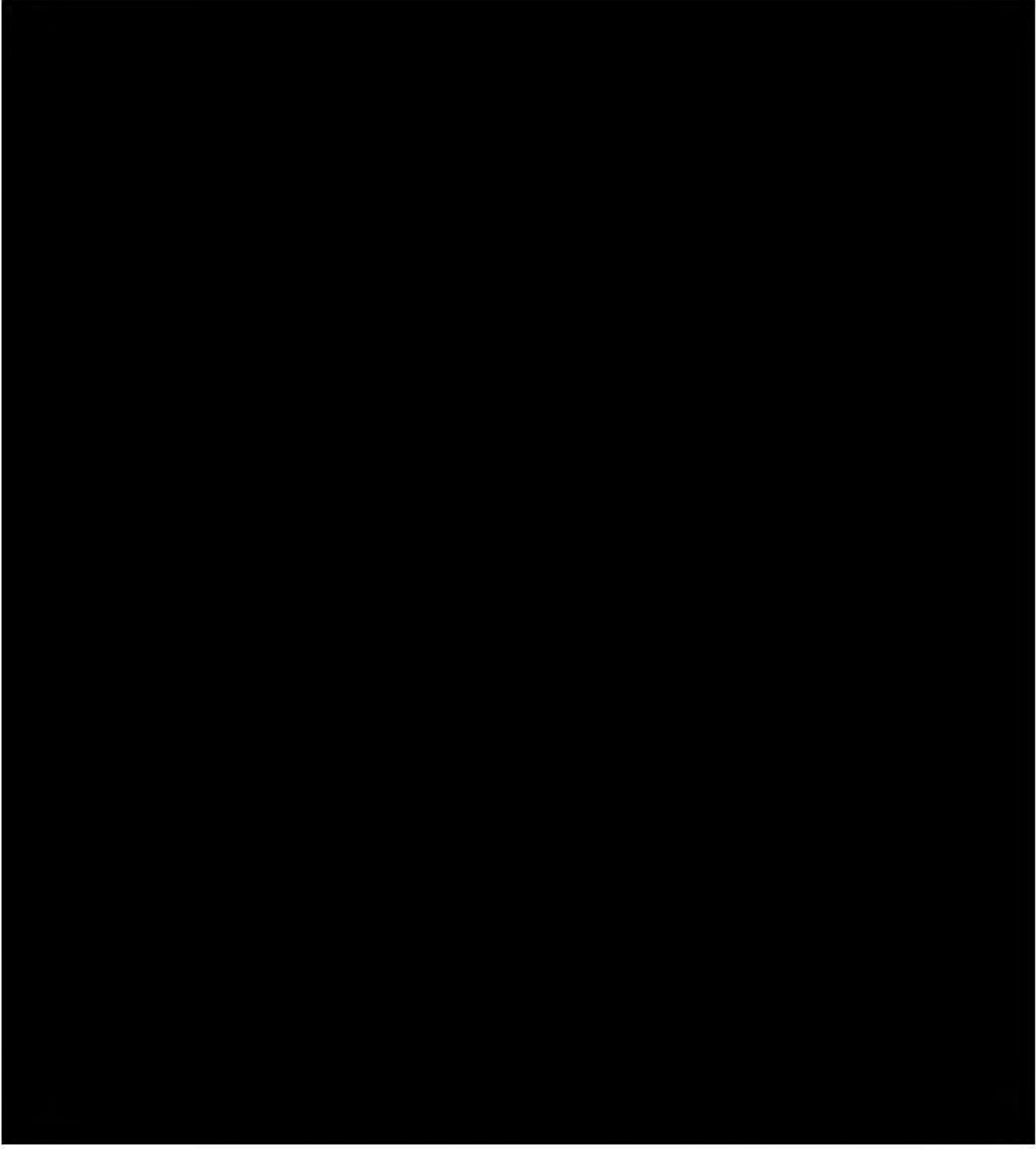
[REDACTED] there is no record of how the closed question relating to the former Shepley Mill site was added to the ‘consultation’ document – then the Council should review this.

The previous name given to the site by locals was ‘the tip’. So the Council should also consider how the area shown in the 2010 picture below becomes ‘demonstrably special to a local community’ – how does it match any criteria?



**The Council should consider** the possibility that the previous LDP was manipulated. There is no George Street Wood. It is a construct by a group that had a membership of 30.





**The Council could consider** the evidence that the land (the former Shepley Mill site) is 'reasonably close to the community it serves'. The evidence shows that for many (who filled in an online form) the answer is 'no'.

There were twenty people from five or six houses that fell within the 800m guideline that supported the LGS designation – 0.56% of the electorate; but does this constitute a 'community' or a group of activists?

The Council should also consider that:

- In 2011 HPBC were looking to 'bring an abandoned piece of Glossop land' 'that hadn't been touched for decades' 'in from the cold' to turn it into a car park. The area was further described as 'scrub land that has been going to seed for years'.

# clinic car park bid



**CENTRE POINT:** Glossop Primary Care Centre where patients say the parking is poor.

**HIGH Peak's Mayor is backing a bid to bring a piece of abandoned Glossop land in from the cold.**

Last week we revealed how Tameside and Glossop Primary Care Trust was trying to discover who owns the wooded patch on George Street.

They think it would be perfect to boost the inadequate parking at the nearby Glossop Primary Care Centre.

Mayor Graham Oakley also wants to discover who owns the land.

"I am asking our officers to find out," said the Glossop councillor.

"It would be an ideal addition to any riverside walk, we could put seats on it.

"It is in a perfect location being so close to Harehills Park."

**BY DAVID JONES**

The Chronicle has discovered that the land, which is sandwiched between George Street and Philip Howard Road once formed part of Lord Howard's Glossopdale Estate.

It was sold as part of a huge auction which was held at the Norfolk Arms in the mid-1920s.

No one knows who bought the land, or who owns it now.

Part of the wooded plot, which was once the site of a mill, was acquired 50 or more years ago to house Central Methodist Church.

Another chunk was bought to build Glossop Ambulance Station.

But the rest hasn't been touched in decades.

"I would like anyone who knows the owners to get in touch," said Graham.

27 JAN 2011

order and Chronicle Newspapers. Advertising: 0161 304 7691. Editorial: 0161 303 1910 Editorial Glossop: 01457 852669. [www.tamesidereporter.co](http://www.tamesidereporter.co)

[www.derbyshire.gov.uk](http://www.derbyshire.gov.uk)

## Mystery plot can be bought

**SCRUB** land that could play a vital part in the success of Glossop Primary Care Centre CAN be bought.

That's the good news following a Chronicle investigation into who owns the George Street mystery plot.

The wooded patch that's opposite the multi-million pound clinic has been going to seed for years.

But in the last few weeks, we have revealed how patients are now pressing for it to be turned into a clinic car park.

And now High Peak Mayor Cllr Graham Oakley wants part of it to be spruced up and turned into a river-side amenity area complete with seats.

The only snag is no one knows who owns it.

And we still don't.

But High Peak Borough Council has revealed it could be acquired by Compulsory Purchase Order.

A spokesman said: "The council can CPO land where the ownership in question is unknown.

"It simply requires additional procedural steps to be undertaken, for example, to advertise intention to make the order."

We also know that the land was once part of the vast Shepley Mill complex. Glossop Heritage Trust director Mike

Brown said: "It was actually the mill pond that was later filled in."

Checks with Derbyshire County Council have revealed that there are no owners listed in the Land Registry.

Tameside and Glossop Primary Care Trust are carrying out their own investigations following a public meeting when old criticised the clinic's acute lack of parking.

Glossop and Hadfield Old Age Pensioners' Association want them to buy the land and provide more parking.

And under CPO act provision, they could do it.

2. The land has to be 'demonstrably special to a local community' because of:

(a) **Beauty.** It is a brownfield former mill site. Pleasant not beautiful.





- (b) **Historic significance.** None – it is part of the same site that the McCarthy and Stone development and the PCT were built on.
- (c) **Recreational value.** As the garden to 33 George Street – it is private land with no public access. Gov.uk says ‘land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty)’, but none of these apply.
- (d) **Tranquillity.** As the garden to 33 George Street – it is private land with no public access.
- (e) **Richness of wildlife.** There is no objective evidence, such as a designation, like a wildlife site or Local Nature Reserve; it is not a SSSI; it does not contain bats, badgers, newts or a pond. It does have a TPO, placed on it by ██████████ which covers leylandii, ornamental holly, sycamore, willow and many ash suffering from ash die back. No tree is older than 50 years, and generally much younger.

The Council should consider whether the evidence should have supported the original designation.

3. The land needs to be ‘local in character, not an extensive tract of land’.

The area is 1.6 acres. Prior to its LGS designation it was recognised as a ‘regeneration area’.



HPBCs previous ‘Glossop Vision’ plan said ‘development should complement the brook and park-side setting’.

The Council should consider the phrasing and factual accuracy of the original question in the 2012 High Peak Local Plan Options Consultation document.

*'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?**

After noting this is an entirely 'closed question', the Council should consider:

- Who identified on land of George Street, Glossop for one potential Local Green Space?
- Looking at the pictures below, is the statement that the 'site was formerly occupied by a mill building which was destroyed by a fire in 1942', true?

The first picture is Shepley Mill in 1954; the second, partial collapse in 1962 on the corner of Chapel Street, now the CMC entrance; the third the derelict site in November 1967 bereft of any trees.





**The Council should consider** whether the statement given to the public '*is now covered with woodland that is protected by a Tree Preservation Order*' was factually accurate.

The pictures below show the elevated section that runs parallel to George Street and were taken in 2010.





Neither this section, or the Old Glove Works car park were *covered with woodland*, but [REDACTED] took the opportunity to include the entire site in his TPO 251.

**Question 7.** Do you have any site suggestions for housing?

**Yes.** The site of the former Shepley Mill on George Street, Glossop – currently designated LGS. This should have its ‘regeneration area’ status restored. It is an ideal site for a development similar to the McCarthy and Stone Calico Court and could probably accommodate around 100 retirement units (freeing up family homes).

Alternative uses could be a combined fire, police and ambulance hub – the difference in levels would allow considerable underground parking. Access could be from the river side of the Central Methodist Church joining the current ambulance station to the site; or the CMC could be relocated to the ambulance station site or just be the subject of a CPO.




Combined with the Old Glove Works car park, there is also enough space for a leisure complex, say cinema and ice rink/bowling alley which would be a great asset and remove the need for Glossopians to travel.

The 2014 HPBC ‘LANDSCAPE IMPACT ASSESSMENT’ report said *‘development along George Street could be used to further increase its significance to the community, encouraging its use as a pedestrian route and open up access to the town centre’*. This suggests a row of terraced houses. It is a brownfield site and should be developed.

As HPBC has already discussed the ‘proposal to develop’ the land in 2020, there appears to be support for this – it is just a matter of deciding upon an appropriate development.

# Agenda and draft minutes

## George Street Wood, Glossop, The Executive - Individual Executive Decisions - Wednesday, 18th November, 2020 10.00 am

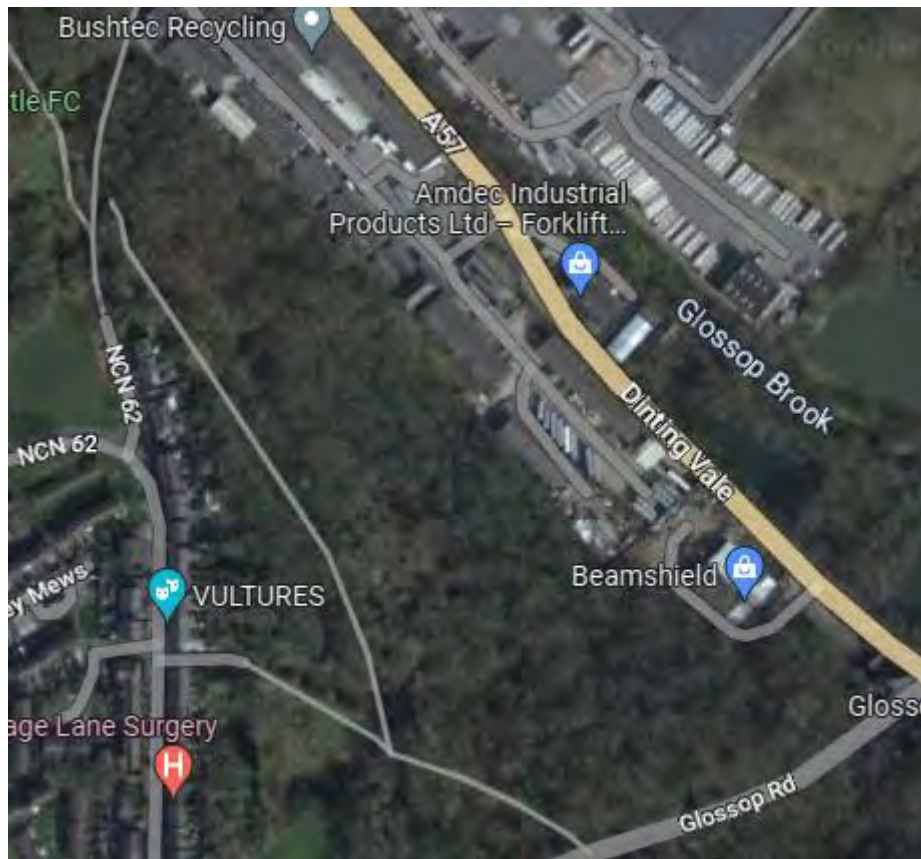
- [Agenda frontsheet](#)  PDF 82 KB
- [Agenda reports pack](#)  PDF 97 KB
- [Printed draft minutes](#)  PDF 90 KB

Items	
20/54	<p><b>George Street Wood, Glossop</b></p> <ul style="list-style-type: none"><li>• <a href="#">View the reasons why item 20/54 is restricted</a></li></ul> <p><b>Minutes:</b></p> <p>The Executive Councillor approved a report to notify members about a proposal to develop George Street Wood, Glossop and to set out the steps that need to be undertaken in respect of the proposal.</p>

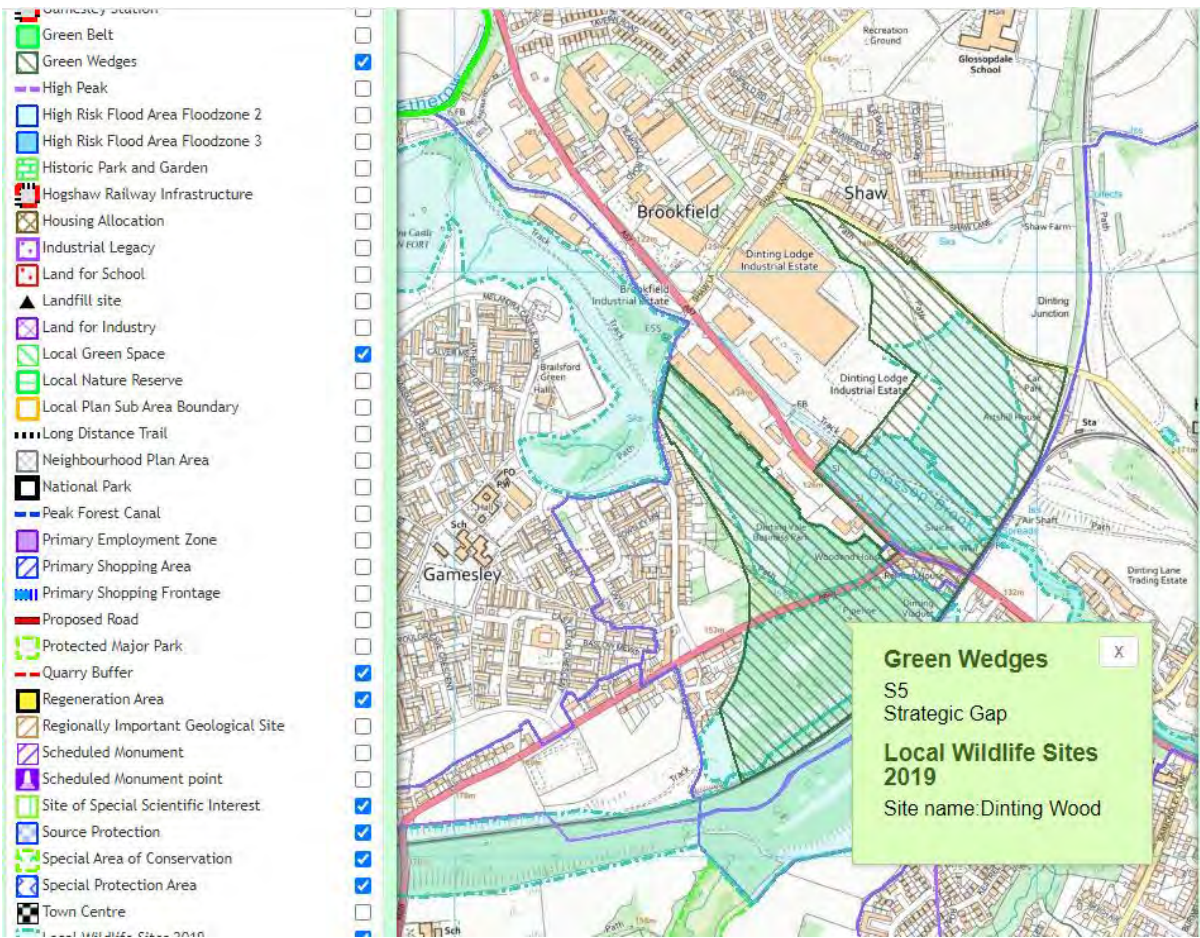
**Question 9** Do you have any site suggestions for Local Green Spaces?

**Yes. Roughfields, Padfield.**

**Yes. Bluebell wood, Dinting/Gamesley.** It was a nature reserve in the 1970s and is a truly ancient habitat that should be protected. Home to bats, badgers, newts and trees that are more than a century old.



<https://www.google.co.uk/maps/@53.4472268,-1.9743637,974m/data=!3m1!1e3?hl=en&authuser=0>



- Green Belt
- Green Wedges
- High Peak
- High Risk Flood Area Floodzone 2
- High Risk Flood Area Floodzone 3
- Historic Park and Garden
- Hogshaw Railway Infrastructure
- Housing Allocation
- Industrial Legacy
- Land for School
- Landfill site
- Land for Industry
- Local Green Space
- Local Nature Reserve
- Local Plan Sub Area Boundary
- Long Distance Trail
- Neighbourhood Plan Area
- National Park
- Peak Forest Canal
- Primary Employment Zone
- Primary Shopping Area
- Primary Shopping Frontage
- Proposed Road
- Protected Major Park
- Quarry Buffer
- Regeneration Area
- Regionally Important Geological Site
- Scheduled Monument
- Scheduled Monument point
- Site of Special Scientific Interest
- Source Protection
- Special Area of Conservation
- Special Protection Area
- Town Centre



Dear Local Plan Team.

Please find attached the representation from High Peak Access.

High Peak Access exists to promote access for all disabled people, living, working, or visiting the High Peak and surrounding areas; so that all members of society can participate in their community.

Several members of High Peak Access have received training in access auditing. This enables us to advise on the adaptations needed to bring buildings etc into line with the requirements of the 2010 Equality Act.

Please contact me if you require further information.

Best wishes,

Joan Rutherford.

(Treasurer, High Peak Access)

### Question 1

Do you agree with the Council's initial view of the emerging issues identified from the new evidence? If not, why?

YES

### Question 2

Should the next Local Plan have a new Spatial Vision? If so, what should it say?

ADD COMMENT

### Question 3

What should be the Strategic Objectives for the next Local Plan?

ADD COMMENT

### Question 4

Are there any other policies in the Local Plan that you think should be updated? Please specify which policy and how it should be updated.

- **High Peak Access request that Policy H3E is strengthened to make Building Regulation M4(2) mandatory for all new housing in High Peak. M4(1) should apply by exception only, where M4(2) is impractical and unachievable. The reason(s) for any exception should be clearly described.**

This would accord with the Government announcement on accessible new homes:

73. Government proposes that the most appropriate way forward is to mandate the current M4(2) (Category 2: Accessible and adaptable dwellings)

requirement in Building Regulations as a minimum standard for all new homes. M4(1) will apply by exception only, where M4(2) is impractical and unachievable (as detailed below). Subject to a further consultation on the draft technical details, we will implement this change in due course with a change to building regulations. (29 July 2022)

**Reason:** High Peak Access have noted inconsistencies in how policy H3e has been applied. For example, in reports to the 13.02.23 HPBC Development Control Committee. Making M4(2) mandatory would remove the inconsistency.

HPK/2022/0350: Part of Reason for Refusal: The omission of both single and four-bedroom accommodation, noncompliance with minimum floor space standards, [as well as a lack of evidence on accessibility issues](#) and any specialist residential accommodation within the proposal would, result in a failure to provide wholly for housing needs of local people.

HPK/2022/0317: The comments from High Peak Access regarding Building Regulations Standard M4(1) as referred to in policy H3 above. The policy [does not make compliance with these standards a mandatory requirement](#) for residential development, but rather notes that Council will support schemes which do meet the standards.' (N.B. The reference to M4(1) does not make sense.)

The HELNA recommends that c.50% of new general housing is provided to Part M4(2) standards.

- **High Peak Access request that the HELNA is revised to take account of the Government announcement.**

ADD COMMENT

### Question 5

Are there any other new policies that you think the next Local Plan should include? Please specify what the policy should seek to address and why.

- **High Peak Access request that the next Local Plan include a policy of 10% of new homes to be to Building Regulation M4(3) wheelchair accessible.**

**2021 Census:** The population of High Peak is ageing. There has been a 27% increase of people aged 65+ in the Borough. This trend is more pronounced than in many other parts of England.

**HELNA:** Given the aging population, between 5% and 10% of new affordable homes should meet the M4(3) requirement for wheelchair users.

[N.B. Accessible homes are needed not just for an ageing population but also to meet the unmet needs of disabled young people.](#)

**Evidence:** The London Plan has for many years, and the Liverpool Local Plan (approved 2021) included policies that require all new housing to be to Building Regulation M4(2) and 10% to be to M4(3) standard.

### **Liverpool Plan Policy H12 Accessible Housing**

1. All development proposals for new homes should provide quality living environments for residents both now and in the future and contribute to delivering sustainable communities.
2. To achieve this, all new housing development must comply with Building Regulations Part M4 (2) 'accessible and adaptable dwellings', or any subsequent update, as a minimum standard.
3. The City Council will also apply Part M4 (3) Part (2) (a) of Building Regulations to 10% of all new homes in a development. To meet this requirement the provision made must be sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs.
5. In applying Part M4 (2) and Part M4 (3) to development proposals the City Council will take account of site-specific factors including vulnerability to flooding and site topography. Where evidence is submitted to demonstrate that step-free access is not viable, there will be no requirement for adaptable and accessible housing (building regulations M4(2) or M4(3)).

- **High Peak Access request that minor adaptations and repairs are included in local authorities' housing (climate change) retrofit programmes.**

**Reason:** Retrofitting provides the opportunity to upgrade existing homes to provide decent, healthy homes for disabled and / or older people.

ADD COMMENT

#### **Question 6**

What other evidence should the Council consider to inform the next Local Plan?

- **High Peak Access request that the Local Plan makes clear where words such as 'access', 'accessible' and 'accessibility' are intended to apply to access for disabled people.**

These words should be clearly defined so that disabled people are clear on what is intended and what they can expect from the policies in the Plan.

For example:

**Leisure and Culture:** funds of £487 per dwelling assumed outdoor sports improvements and play equipment improvements. Contributions towards off-site outdoor sports provision from developments 'within accessibility standard guidelines' as/when required under Policy CF4 (Infrastructure Delivery Plan).

Does this mean 'accessibility' in terms of location, or 'accessible for disabled people'?

**Reason:** Unless policies are clear and unambiguous any changes/improvements that would benefit disabled people cannot be monitored and so these policies are unsound. This could be done simply by using a phrase such as 'accessible for disabled people'.

All of the policies in the High Peak Local Plan that are intended to improve access for disabled people are supported by High Peak Access.

# Local Plan Representations

For High Peak Developments Ltd | 23-058

Early Engagement Consultation - High Peak Local Plan Representations 2023

**Project:** 23-058  
**Site Address:** High Peak Local Plan Representations 2023  
**Client:** High Peak Developments Ltd  
**Date:** 02 March 2023  
**Author:** Gareth Salthouse

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2.	Response to Questions _____	2

## Appendices

- EP1.** Location Plan: Land at Hogs Yard, Buxton Road, Whaley Bridge (South of Tesco Store).
- EP2.** Signed Statement of Common Ground - LPA ref: HPK/2015/0436 & PINS ref: 3149003.
- EP3.** Appeal decision letter - - LPA ref: HPK/2015/0436 & PINS ref: 3149003.
- EP4.** Location Plan: Land at Hogs Yard, Buxton Road, Whaley Bridge (North of Tesco Store).



# 1. Introduction

- 1.1 These representations are submitted on behalf of High Peak Developments Ltd to the High Peak Local Plan Early Engagement Consultation.
- 1.2 High Peak Developments Ltd is a longstanding developer in High Peak area and have owned land at Hogs Yard to the north of Whaley Bridge Town Centre for a long period of time. They have delivered other parcels in the wider Hogs Yard area for the following over the years:
  - A new Tesco store and filling station.
  - A new B&M Bargains retail store.
- 1.3 High Peak Developments Ltd continue to promote two more land parcels at Hogs Yard for development through this Local Plan Early Engagement Consultation, and these sites have been put forward to previous local plan reviews and call for sites exercise. One of these sites is located within the built-up area of Whaley Bridge and has the benefit of an extant planning permission for a mixed-use development, and the other site is within the Green Belt although it serves no meaningful Green Belt function as it is wholly enclosed by urban features and the existing built-up area.
- 1.4 Our client's sites have the potential to deliver much-needed housing development in a highly sustainable location and/a new retail store to meet identified needs. The High Peak Retail Leisure & Town Centre Study 2022 (Nexus Planning) identifies a need for comparison and convenience retail floorspace in Whaley Bridge, and it also identifies a need for a new food store in a sustainable locaiton. It is noted that the existing Tesco store at Hogs Yard is significantly over-trading and there is a leakage of expenditure to other parts of the region beyond High Peak. Our client's land is at the edge of Whaley Bridge Town Centre and benefits from excellent footpath and cycleway connectivity.
- 1.5 Our client's Green Belt site also has the potential to provide new leisure and tourism development such as a bowling alley or a hotel e.g. a Travel Lodge.





## 2. Response to Questions

### Question 1: Do you agree with the Council's initial view of the emerging issues from the new evidence? If not, why?

2.1 We set out our initial views in relation to housing issues below.

#### Housing

2.2 The Early Engagement document confirms that the Local Housing Need for High Peak, calculated using the Government's standard method, is currently 260dpa. This figure is significantly lower than the requirement set out in the current Local Plan of 350dpa.

2.3 Paragraph 61 of the National Planning Policy Framework (the Framework) states:

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. (Our emphasis)

2.4 Paragraph 2a-010 of the PPG explains that the standard method is only the starting point and there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates. The PPG states:

The government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.

This will need to be assessed prior to, and separate from, considering how much of the overall need can be accommodated (and then translated into a housing requirement figure for the strategic policies in the plan). Circumstances where this may be appropriate include, but are not limited to situations where increases in housing need are likely to exceed past trends because of:

- growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);



- strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or
- an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;

There may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. Authorities are encouraged to make as much use as possible of previously developed or brownfield land, and therefore cities and urban centres, not only those subject to the cities and urban centres uplift may strive to plan for more home. Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests.

2.5 The examples given in the PPG for when local housing need could be exceeded are not exhaustive. The PPG also recognises at paragraph 2a-010 that the standard method does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. If the amount of housing growth is not sufficient to align with jobs growth, this will serve to constrain economic growth and place significant strain on the housing market due to the additional demand. It would also worsen affordability further if the jobs growth is not matched with sufficient housing growth. This was recognised in the Doncaster Local Plan, where LHN equated to 553 dpa but the plan requirement is 920 dpa. The Inspector’s report states at paragraph 56:

“The significant uplift is intended to allow additional people to live in the Borough to ensure a sufficient working population to take account of the number of additional jobs that the Plan aims to accommodate.”

2.6 Similarly, a higher figure than LHN has recently been adopted in the St Helens Local Plan. The Inspector’s report states at paragraph 54:

“The PPG also makes it clear that other circumstances might also justify a higher figure. In the case of St Helens, the 486 dpa is justified to correlate with the aspirations to achieve increased economic growth and jobs which are likely to lead to increased housing need and demand.”

2.7 Furthermore, chapter 6 of the Framework relates to building a strong competitive economy. Paragraph 81 of the Framework states planning policies and decision should help to create conditions in which businesses can invest expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business and the wider opportunities for development. Paragraph 82(c) of the Framework continues to state planning policies should:

c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment;



- 2.8 Therefore, to understand whether an alternative approach to the standard method is justified, it is critical that an appropriate level of jobs growth is identified. Only then can it be considered how many homes are required to support that growth.
- 2.9 The consultation document refers to the High Peak Housing and Economic Land Needs Assessment (September 2022) (HELNA) which considers the overall housing need, the need for different types of housing and employment land requirements up to 2041.
- 2.10 The HELNA acknowledges that the figure of 260dpa is only the starting the point. Paragraph 9.14 of the HELNA reflects the guidance provided within the PPG and states it is the intention of the government that the local housing need figure is minimum figure which does not attempt to predict future growth, the impact of changing Government policies, changing economic circumstances or other demographic behaviours.
- 2.11 The HELNA states the LHN figure of 260dpa is an appropriate figure moving forward if considering the baseline economic growth forecasts. However, this is not the case if a policy on approach is taken, i.e., if the level of housing growth is to align with the planned level of economic growth. Paragraph 14.18 of the HELNA states:

If, however, HPBC decides to pursue a higher level of economic growth and allocates sufficient employment land to support this, in line with the Policy On Scenario for example, then it should also consider increasing the housing target accordingly. The standard methodology is appropriate for PDNPA in so far as it can be used, with other methodologies, to determine need arising within the National Park.

- 2.12 In this scenario a higher housing requirement of 336dpa is suggested as appropriate. To put this figure into perspective in the context of the national policy imperative to ‘significantly boost’ the supply of housing, 336dpa is still lower than the current housing requirement set out in the adopted Local Plan (350dpa).

### Affordable housing

- 2.13 Paragraph 2a-024 of the PPG states:

“The total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period.

The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in



the plan may need to be considered where it could help deliver the required number of affordable homes.” (our emphasis)

2.14 Paragraph 67-001 also states:

“Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area, taking into account:

- the overall level of need identified using the standard method (and whether the evidence suggests that a higher level of need ought to be considered);
- the extent to which the overall housing need can be translated into a housing requirement figure for the plan period; and
- the anticipated deliverability of different forms of provision, having regard to viability.”

2.15 Therefore, the PPG is clear that an increase in the housing requirement can be considered if it is necessary to help address the identified level of affordable housing need. Such consideration ought to be given in High Peak given the scale of affordable housing need, which is very significant.

2.16 The HELNA confirms that the affordable housing need for the borough cannot be met by the standard method. Paragraph 14.26 states:

Total affordable needs are in the range between 228 and 270 affordable homes per annum 2021 to 2041. This is a significant proportion of the locally assessed need based on the standard method (260 dpa) of between 88% and 104%. (Our emphasis)

2.17 Turning to past delivery of affordable housing, there have been only 432 affordable homes completed during the period 2016/17 to 2021/22. This equates to 20% of the total housing completions over this period.

2.18 Therefore, there is no realistic prospect of meeting the identified need for affordable by simply adopting the minimum local housing need as the housing requirement. A substantial and serious shortfall will remain.

2.19 Providing a higher housing requirement, and a complementary supply of viable sites, would assist in the delivery of much needed affordable housing and addressing the identified need for affordable housing in the borough and this should be carefully considered by the council as they progress the Local Plan Review. Whilst there is little question that the shortfall cannot be met in full, there is clear justification for considering an increase to the overall housing requirement, in accordance with paragraph 2a-024 of the PPG.



## Past delivery

2.20 The Early Consultation document at Table 1 provides a summary of housing completions in the borough from 2011-2022. The table demonstrates the variability in housing completions over this period. It can be noted that:

- Following the adoption of the Local Plan in 2016, there was a clear trend of increased completions which is indicative of increasing market demand and a market which could support a housing requirement above that suggested by the standard method.
- For the period 2016/17 to 2021/22 (i.e., the period following the adoption of the Local Plan), total completions amount to 2,149 (358dpa). This figure is in excess of local housing need as determined by the standard method (260dpa) and the adopted housing requirement (350dpa).
- There was a marked decrease in delivery in 2020/21, however this was during the peak of the Covid-19 pandemic which may account for this figure. If the year 2020/21 is removed from the completion data for the last 6 years to account for COVID-19, the average for the period 2016/17 to 2021/22 increases to 380dpa.

2.21 We consider that the biggest constraint to the achievement of the housing requirement since the start of the plan period for the current Local Plan (2011) has been a lack of genuinely available, viable and deliverable sites. The sites that primarily delivered from 2016 onwards were those which came forward ahead of the plan, including those sites which were consented on appeal in the absence of an up-to-date plan. However, a number of the allocations in the current adopted plan have proven to have had trajectories that were over-optimistic within the context of the constraints present. The extent of windfall development anticipated in the Local Plans has also proven to be over-optimistic, and Policy H1 of the Local Plan has delivered very little in terms of windfall sites beyond the existing settlement boundaries. Furthermore, several sites have been subject to extremely lengthy planning application processes, with planning applications often taking more than 12 months before determination (and sometimes considerably longer).

2.22 Therefore, past delivery should not be used as a reason to constrain the housing requirement moving forward. The focus should be on significantly boosting housing supply and delivery. In practice, this means pursuing a requirement which at least maintains levels of recent delivery (i.e., at least 350dpa) and aligns with the planned level of economic growth (i.e., at least 336dpa).

## Housing land supply

2.23 In the consideration of the implications of the HELNA, the consultation document states the council may need to consider supply of housing land as part of the Local Plan process to ensure that there is sufficient



suitable and available land to meet whatever the new housing requirement is in the new Local Plan over the plan period to 2041.

2.24 As with past delivery, the housing requirement should not be constrained by the existing housing land supply. If additional land is required, then the Local Plan should allocate sufficient sites to meet the identified needs. We set out below additional sites that we consider are suitable for allocation through this process, which could contribute to meeting the future housing requirement in a sustainable way.

### Housing requirement: summary and conclusions

2.25 The circumstances in High Peak provide clear justification for the application of an alternative method to determine local housing need, in accordance with the Framework and paragraph 2a-010 the NPPG. These are as follows:

- The housing requirement in the adopted Local Plan (350dpa) is significantly higher than the minimum housing need figure produced by the standard method (260dpa).
- Significantly higher completion figures than the minimum housing need figure produced by the standard method have been achieved in the recent past, with completions since 2016 averaging 358dpa.
- The housing need associated with planned employment growth is likely to significantly exceed that set out in the standard method. The HELNA states that to align the housing requirement with the planned level of employment growth, the housing requirement would need to be 336dpa.

2.26 In addition, paragraph 2a-024 of the PPG states that an increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes. The affordable housing needs of High Peak cannot be met by the standard method, as acknowledged in the HELNA. Increasing the housing requirement would therefore help to deliver much needed affordable housing and would be entirely consistent with national guidance.

2.27 We therefore consider that the housing requirement should be a minimum of 350dpa. This figure would:

- Align with housing requirement in the adopted Local Plan, and would be reflective of completion levels achieved since the current Local Plan was adopted in 2016. Anything less than 350dpa would not represent a 'significant boost' to housing supply.
- Align the housing requirement with the planned level of economic growth.
- Ensure that the delivery of affordable housing does not collapse, in the context of the supply of affordable housing at present failing to meet affordable housing needs by some margin. Any decrease in the supply of affordable housing would represent a significant adverse impact.



2.28 In relation to affordable housing need, we consider that the scale of need remains so significant, that an increase in the requirement in excess of 350dpa should be considered. The Council should test options for up to 500dpa to understand what extent of the need can be met, and the availability of suitable sites to meet that need.

## **Question 2: Should the next Local Plan have a new Spatial Vision? If so, what should it say?**

2.29 Yes, to be determined once all background evidence to hand.

## **Question 4: Are there any other policies in the Local Plan that you think should be updated? Please specify which policy and how it should be updated.**

2.30 Policy DS11: Bingswood should be updated to make it explicitly clear that residential development is acceptable on land to the west of the River Goyt i.e. our client's land (i.e. that land at **EP1**). Our client's preference is for this land to be subject to a standalone site allocation for residential development. Alternatively, our client's land at **EP1** is available, suitable and achievable for a retail foodstore in response to the identified need set out through the High Peak Retail Leisure & Town Centre Study 2022 (Nexus Planning), and this could be secured through a re-worded mixed-use allocation or otherwise through a standalone allocation.

2.31 The Bingswood allocation could also be extended to include our client's land at **EP4** of this Statement (i.e. 'Land at Hogs Yard, Buxton Road, Whaley Bridge (North of Tesco Store)') so that it is permissive of retail and/or leisure and tourism uses on this parcel of land.

## **Question 6: What other evidence should the Council consider to inform the next Local Plan?**

2.32 Section 3 of the early engagement document, pages 21 to 30 list various reports that are ongoing or will be undertaken in order to inform the next Local Plan. These reports should be finalised prior to the next stage of engagement.

2.33 This local plan consultation seeks site suggestions in relation to housing and employment only. However, the Council has also recently published a High Peak Retail Leisure & Town Centre Study 2022 (Nexus Planning) and this shows a need for additional retail and leisure uses across the Borough. The findings of this study have not been discussed through the Early Engagement Consultation. We would suggest that the Council actively seeks site suggestions to meet this need and we summarise the findings of this study below in relation to Whaley Bridge:



- There is a quantitative need in Whaley Bridge of 1,200-1,500sqm convenience goods floorspace by 2041.
- There is a quantitative need in Whaley Bridge of 200-300sqm comparison goods floorspace by 2041.
- There is a qualitative need for additional convenience goods floorspace given that existing stores are significantly over-trading. This includes the Tesco store at Whaley Bridge and there is leakage of expenditure to other areas outside of High Peak.
- There is a need for a new foodstore in a sustainable location of the Borough to meet identified needs.

2.34 The identified need for more leisure and retail uses should be fully explored and addressed through the emerging local plan. As noted elsewhere in this Statement, our client's sites at Hogs Yard can meet this need in a sustainable manner; both sites are located at the edge of Whaley Bridge Town Centre and are well connected in terms of pedestrian and cycle routes.

### Question 7: Do you have any site suggestions for housing?

2.35 Yes. Please see below. Our client has two sites that are available, suitable and achievable for residential development:

- 'Land at Hogs Yard, Buxton Road, Whaley Bridge (South of Tesco Store)' – 0.7ha. See **EP1**.
- 'Land at Hogs Yard, Buxton Road, Whaley Bridge (North of Tesco Store)' – 0.4ha. See **EP4**.

2.36 Our client's sites are located within Whaley Bridge, which is one of the principal settlements of the Central Area of the Borough. These two sites are very well related to the existing infrastructure at the existing retail uses at Hogs Yard (Tesco and B & M Bargains) and the wider Bingswood Industrial Area and Whaley Bridge Town Centre e.g. road infrastructure and pedestrian and cycle connections.

2.37 The two sites fall within the built-up area of Whaley Bridge. The parcels form part of a wider area known as Hogs Yard, which has been partly developed over the years for the following:

- A new Tesco store and filling station.
- A new B&M Bargains retail store.

2.38 Our client is promoting the residual land parcels within the Hogs Yard area for development.

2.39 The Peak Forest Canal and Buxton Road (A5004) are to the west and the Bingswood Industrial Estate beyond the River Goyt to the east. The A6 bypass is to the north of Hogs Yard and Whaley Bridge Town Centre is to the south.





2.40 The land is located on the main bus route into Whaley Bridge along the A5004. There is a bus stop, provided as part of the Tesco site, adjacent to the site. There is also direct access onto the canal towpath and the Whaley Bridge Train Station is located circa. 400m (5mins walk) to the south.

2.41 Part of our client's land at Hogs Yard has been allocated for employment and mixed-use development in the development plan since the High Peak Local Plan adopted in 1998 as part of a Primary Employment Zone. However, it has not come forward for the purposes set out through the development plan over the subsequent 25 years. As set out below, there is extant planning permission further to the grant of consent around 10 years ago for food and drink/leisure and/or office purposes. The land has become increasingly overgrown and unkempt and it is highly sustainably located in terms of access to key services and public transport options. There is a need to identify a sustainable and viable use for the land going forwards.

#### Land at Hogs Yard, Buxton Road, Whaley Bridge (South of Tesco Store)

2.42 The site location plan is at **EP1**.

#### Planning history

2.43 The site benefits from extant planning permission for a mixed-use development comprising offices (B1 Use Class), food and drink (A3 Use Class) and leisure and assembly (D2 Use Class) HPK/2010/0206 & HPK/2013/0268. The extant scheme is for 2 no. blocks comprising 797sqm commercial floorspace in one building and 1258sqm in the other and includes a car park area for 53 no. car parking spaces.

2.44 The Council has confirmed that HPK/2010/0206 & HPK/2013/0268 was lawfully implemented and remains extant. See the signed Statement of Common Ground for planning application HPK/2015/0436, which notes that a lawful start was made to HPK/2013/0268. See **EP2** for a copy of the signed Statement of Common Ground.

2.45 Our client also progressed planning application HPK/2015/0436 in 2015 for a residential development comprising 23 no. apartments, which was refused planning permission by the Council. At a subsequent appeal, the Council resisted the scheme on the basis of design and residential amenity only (PINS ref: 3149003). All other matters were assessed and found to be acceptable by the Council and the Planning Inspectorate for residential development. See **EP3** for a copy of the appeal decision letter.

2.46 The Planning Inspector and the Council agreed that the principle of residential development was acceptable on the site. The agreed Statement of Common Ground for this appeal confirmed that the local planning authority has no objections to a residential scheme on the site subject to the design and layout being appropriate.



## Site constraints

2.47 The signed Statement of Common Ground for planning application HPK/2015/0436 at **EP2** notes that residential development on the site is acceptable in terms of the following:

- The principle of development.
- Landscape impacts.
- Ecology and wildlife.
- Trees.
- Highways and accessibility.
- Drainage and flood risk.
- Air quality.
- Contaminated land.

2.48 The only matters contested by the Council at the appeal were about the design, scale and siting of the scheme put before the local planning authority. This could be resolved through an amended design concept for the site.

## Proposed allocation

2.49 As set out above, the principle of residential development has been accepted by the local planning authority on the site. The only reasons why our client's previous scheme for residential development did not succeed at appeal was because of the design concept put forward with all other matters having been agreed.

2.50 Our client would be happy to work with officers to discuss a more appropriate form of residential development. This may involve an amended design concept for residential apartments or otherwise individual houses. This is a site-specific issue that can be resolved at the development management stage of the planning process.

2.51 The site could accommodate up to 25 no. residential units depending upon the final design concept for the site.

## Land at Hogs Yard, Buxton Road, Whaley Bridge (North of Tesco Store)

2.52 See the site location plan at **EP4**.



### Green Belt considerations

- 2.53 Our client's site is enclosed by the A6 Chapel-en-le-Frith bypass to the east, the A5004 to the west and the canal and towpath to the south. Vehicular access is obtained from the A6 and A5004 roundabout with a pedestrian access from Tesco via a pedestrian bridge both over and under the canal. The land is entirely enclosed by physical features on the ground and is a logical end to the settlement of Whaley Bridge.
- 2.54 We understand that the site was used in connection with the construction of the Chapel-en-le-Frith bypass and roundabout. Whilst the remains of the previous use have largely blended into the landscape in the process of time, evidence of the former hardstanding remains.
- 2.55 Paragraphs 142 and 143 of the NPPF advise on drawing up or reviewing Green Belt boundaries. Paragraph 143 states that when defining boundaries, local planning authorities should amongst other things:
- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
  - not include land which it is unnecessary to keep permanently open;
  - satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period;
  - define boundaries clearly using physical features that are readily recognisable and likely to be permanent.
- 2.56 It is completely unnecessary to keep this land permanently open due to the nature of the land and due to the permanent boundaries that enclose it and prevent the built up area from extending further into the Green Belt beyond. It is considered that it does not fulfil any of the objectives or purposes of the Green Belt, as set out in paragraph 138 of the NPPF.

### Site constraints

- 2.57 We consider that site constraints could be satisfactorily addressed at the planning application stage in a similar manner to that on our client's other land parcel at **EP1** (see paragraph nos. 2.60 to 2.61). Vehicular access is obtained from the A6 and A5004 roundabout with a pedestrian access from Tesco via a pedestrian bridge both over and under the canal.

### Proposed allocation

- 2.58 The site is capable of accommodating in the order of 10-15 dwellings at 30 dwellings to the hectare or for an apartment block.



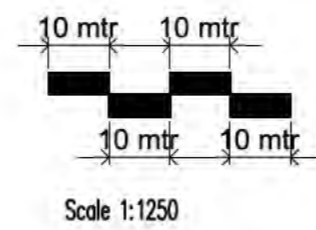
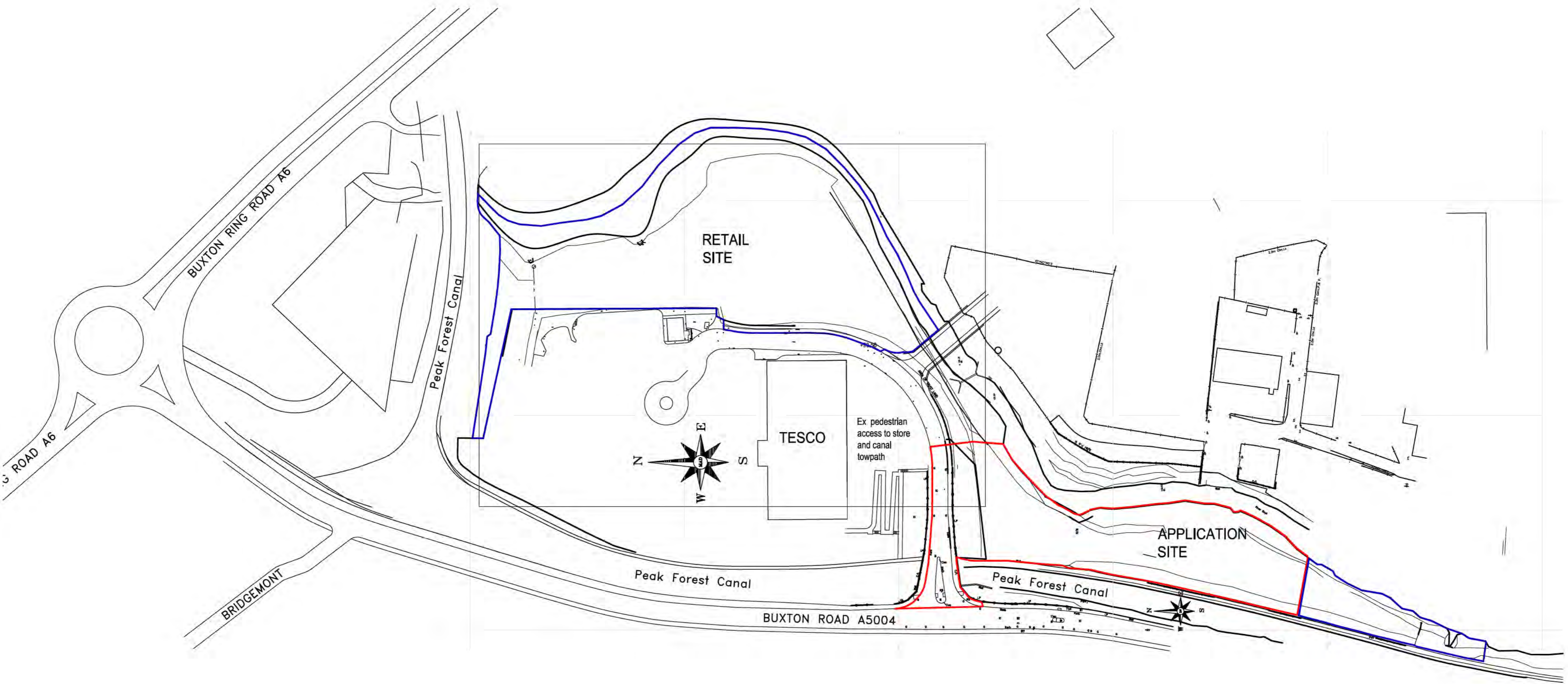
## Question 12: Do you have any site suggestions for other uses that you think should be included in the Local Plan?

- 2.59 As noted elsewhere within this Statement, the High Peak Retail Leisure & Town Centre Study 2022 (Nexus Planning) identifies a need for comparison and convenience retail floorspace in Whaley Bridge, and it also identifies a need for a new food store in a sustainable location. It is noted that the existing Tesco store at Hoys Yard is significantly over-trading and there is a leakage of expenditure to other parts of the region beyond High Peak. Our client's land (i.e. both sites at **EP1** and **EP4**) is at the edge of Whaley Bridge Town Centre and benefits from excellent footpath and cycleway connectivity, and it has the potential to help meet identified retail needs in a sustainable manner.
- 2.60 As well as the potential to accommodate housing development, our client's land at **EP1** (Hogs Yard, Buxton Road, Whaley Bridge (South of Tesco Store)) could accommodate identified retail needs in a highly sustainable manner alongside the existing retail units that already exist and have been found to be significant over-trading.
- 2.61 Our client's site at **EP4** (Hogs Yard, Buxton Road, Whaley Bridge (North of Tesco Store)) has been marketed for well over 10 years for employment purposes (i.e. B-type uses) by High Peak Developments Ltd and there has been no interest expressed. Aside from retail development, the site also has the potential to accommodate a leisure and/or tourism use and this could include a new hotel (e.g. Travel Lodge) or a new bowling alley for instance. Whaley Bridge is an excellent base for the Peak District National Park and has a range of attractions in its own right including Goyt Valley and Bugsworth Basin and there are excellent walking and cycling trails in the surrounding countryside. A new hotel and/or leisure development has the potential to support the visitor economy and make an important contribution to supporting the role of Whaley Bridge in the overall settlement hierarchy for the local plan.



EP1

PURPOSE OF ISSUE	PLANNING
<small>All dimensions shall be verified by the Contractor(s) on site prior to work commencing and relevant orders being placed.  Do not scale from this drawing and only work to written dimensions.  Any discrepancies to be brought to the attention of the Contract Administrator for instructions prior to proceeding.</small>	



# Maybin Architectural Design

PROJECTS:  
SOUTHERN STRIP  
WHALEY BRIDGE

DRAWING:  
LOCATION PLAN  
PLAN

DATE:	DRAWN BY:	CHECKED BY:
Aug 14	ARC	CPM
SCALE:	DRAWING NO:	REV:
1:1250	0932-S-04	B



EP2

# Statement of Common Ground

Residential development comprising up to 23 apartments  
with associated works – Hogs Yard, Buxton Road, Whaley  
Bridge, Derbyshire

for High Peak Developments

**Emery Planning Project Reference: 9097**

LPA ref: HPK/2015/0436

Emery Planning



unlocking development opportunities



Project : 9097  
Site address : Hogs Yard, Buxton Road,  
Whaley Bridge,  
Derbyshire  
Client : High Peak  
Developments  
Date : August 2017  
Author

## 1. Appeal proposal

- This appeal relates to an outline planning application for the erection of two apartment blocks with associated works to include car parking on land to the south of the access road leading to the Tesco store within the area known as Hogs Yard. Access, scale, appearance and layout is to be considered with landscaping reserved for future consideration.
- The proposed development utilises the same access arrangements and site layout as the planning approval HPK/2013/0268. The built form is also similar in terms of scale and massing as this extant planning permission and is the same in terms of siting. It again comprises two development blocks of part two and part three storeys in scale and massing:
  - Block A: 13 two-bedroom apartments and positioned adjacent to the main access into the site; and
  - Block B: 10 two-bedroom apartments and positioned to the south of the site.
- Further to the grant of planning permission HPK/2013/0268, the external appearance of the buildings has been revised such that it incorporates more natural stone facing, a traditional slate pitched roof and domestic windows, patio doors and balconies. The two apartment blocks have been designed such that they provide active frontages onto the public realm.
- The scheme also incorporates a number of ecological measures to ensure that the proposal accords with local and national planning policy including the re-creation of a redundant dried out ephemeral pond, the management of the broadleaved woodland with a management programme for the control of invasive species, planting of semi-improved grassland and scrub and the planting of native species.
- The main access into the site would be via the existing main roadway that links the A5004 to the Tesco store to the north. The proposed layout provides for adequate internal turning space and car parking for 46 vehicles.

## 2. Site description

- The site lies within the built-up area of Whaley Bridge as shown in the adopted local plan. The southern boundary of the site is located to the north of the town centre of Whaley Bridge.
- Access to the site is gained via the shared access road to the Tesco store on the adjoining area of land to the north. This roadway forms a junction with the A5004, which itself links with the roundabout junction on the A6 to the north and runs through Whaley Bridge to Buxton to the south. Pedestrian access is gained via this main access and the adjacent canal towpath.
- The site forms part of a wider area, known as Hogs Yard, and it is sited in an area of lower-lying land in comparison to the A5004 to the west and the A6 to the north. The northern and western boundaries of the site are defined by the road and the Peak Forest Canal with the River Goyt running around the eastern and southern boundaries. Beyond the south-eastern boundary of the site on the opposite side of the River Goyt, there is the established Bingwood Industrial Estate. The site is screened from view by existing tree cover from the nearby industrial development and is at a lower level than the main highway although views from the site are possible from the internal access road into the wider Hogs Yard area and the canal tow path
- Part of the original Hogs Yard has been developed to provide a Tesco store with associated car parking and a filling station. This store lies immediately to the north of the appeal site. Land to the north-east of the appeal site, and to the east of the Tesco store, was the subject of a grant of planning permission in February 2017 for a 2,231sqm retail building (A1 Use) with associated works to include a 4.8m high boundary fence and 103 car parking spaces (LPA ref: HPK/2016/0594). The approved plans and Committee report are enclosed at EP1 of the Appellant's Response to the LPA's Statement (July 2017).
- The appeal site is located on the main bus route into Whaley Bridge along the A5004. There is a bus stop, provided as part of the redevelopment of the Tesco site, adjacent to the site. Access to the canal towpath is via steps directly opposite the proposed new access into the proposed residential development. The town centre and main railway station are located approximately 400m to the south of the appeal site.

## **Background to the allocation of the site in the development plan**

- The appeal site has been allocated for employment/mixed-development purposes in the development plan since the High Peak Local Plan was adopted in 1998 (Primary Employment Zone). Over the subsequent eighteen years the site has not come forward for development for employment purposes. Indeed, the appellant initially secured outline planning permission in 2004 for the redevelopment for food and drink, leisure and/or office purposes.
- The adopted Local Plan Policy DS11 states that the Bingswood area, incorporating the appeal site, should be developed for business and mixed-use development. It states that appropriate uses for the appeal site may include business, hotel assembly and leisure, food and drink, tourist accommodation and facilities.
- The appeal site has become increasingly overgrown and unkempt. It is sustainably located within the settlement boundaries and the wider Hogs Yard area and in accordance with the NPPF there is a need to secure a sustainable and viable use for the site going forwards.

## **3. Relevant planning history**

### **Wider Hogs Yard**

- Outline planning permission was initially granted in 1992 for a retail/business park across an area of approximately 4 hectares (LPA ref: 030777), which included the appeal site. A reserved matters (LPA ref: 034282) application was subsequently approved and this included 2,347sqm retail space and 1,776 office/business space. The approved access was implemented in 1997 and this consent therefore remains extant.
- The approved application 034282 was subsequently amended in 1999 (LPA ref: 038205). This included the relocation of the approved retail store to the north of the access road into the Hogs Yard site from the A5004, and the business units were shown on the eastern side of the Hogs Yard site.
- The existing Tesco store to the north of the appeal site stems from two further planning applications in 2001 for an extension to the approved food-store and the erection of a petrol filling station (LPA ref: 39795 and 39794).



- Land to the north-east of the appeal site, and to the east of the Tesco store, was granted planning permission for a mixed business, retail and restaurant scheme comprising approximately 2,230sqm floorspace (LPA ref: HPK/2012/0087). This was an extension of time to a previously approved scheme (LPA ref: PK/2009/079).
- Although the approved development referred to above (LPA ref: HPK/2012/0087 represented the same scheme that had been granted planning permission by the Council in 2009 (LPA ref: LPA ref: PK/2009/079), the Council refused to grant planning permission on the basis of its design. The Inspectorate allowed the subsequent appeal with costs awarded against the Council on the basis of unreasonable behaviour (PINS ref: APP/H1033/A/12/2187670). Subsequently, the approved scheme was revised such that it incorporated three retail units only with a floorspace of 2,322sqm (LPA ref: HPK/2013/0300).
- Planning permission HPK/2012/0087 has been lawfully implemented by the Appellant through the carrying out of access works.
- More recently, the site subject to HPK/2012/0087 was also granted planning permission in February 2017 for a 2,231sqm retail building (A1 Use) with associated works to include a 4.8m high boundary fence and 103 car parking spaces (LPA ref: HPK/2016/0594). The approved plans and Committee report are enclosed at EP1 of the Appellant's Response to the LPA's Statement (July 2017).

### **The appeal site**

- Outline planning permission was approved by the Council in 2005 for a mixed-use development including offices, food/drink and assembly and leisure (LPA ref: HPA/2004/0590). Reserved matters were approved in August 2008 (LPA ref: HPK/2008/0360) and this consent was extended twice, in 2010 (LPA ref: HPK/2010/0206) and in 2013 (LPA ref: HPK/2013/0268).
- The relevant pre-development conditions relating to HPK/2004/0590 and HPK/2013/0268 have been discharged by the Council.
- A lawful start has now been made on planning permission HPK/2013/0268 through the carrying out of access works.
- The most recent planning application relating to the appeal site, prior to the appeal proposal, also related to an outline planning application for 23 apartments. This application was

withdrawn by the applicant in March 2015 (LPA ref: HPK/2014/0660) further to concerns raised by the Derbyshire Wildlife Trust in relation to the absence of reptile surveys. Officers also raised concern about the design of this proposed development with issues raised by officers including the 'commercial appearance' of the proposal.

### **Pre-application meeting with officers**

- Following the withdrawal of HPK/2014/0660, the appellant and their architects, Maybin Architectural Design, met with officers in April 2015 in order to discuss the design of the proposal in more detail.
- Council officers advised that the site was not readily developable in landscape terms and any residential scheme should comprise circa. five cottage type dwellings only.

## **4. Planning policy**

### **The adopted development plan**

The Development Plan consists of the adopted High Peak Local Plan 2016 and policies relevant to this appeal are listed below,

- S1 Sustainable Development Principles
  - S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
  - S3 – Strategic Housing Development
- S4 Maintaining and Enhancing an Economic Base
- S6 Central Sub-area Strategy
- EQ1 Climate Change
- EQ2 Landscape Character
- EQ5 Biodiversity (EQ4 in the submission version)



- EQ6 Design and Place Making (EQ5 in the submission version)
- EQ9 Trees, woodland and Hedgerows (EQ8 in the submission version)
- EQ10 Pollution Control and Unstable Land (EQ9 in the submission version)
- EQ11 Flood Risk Management (EQ10 in the submission version)
- H1 Location of Housing Development
- H3 New Housing Development (H4 in the submission version)
- CF6 Accessibility and Transport
- E4 Change of use of Existing Business Land and Premises
- E5 Regenerating an Industrial Legacy
- DS11 Bingswood Whaley Bridge

A separate Statement of Common Ground on housing land supply is presently being prepared by the Council and the Appellant.

## 5. Agreed matters

- The following matters are agreed:

### Policy

- Although the site has been allocated as a regeneration site for almost 20 years in the various iterations of the local plan, it has remained vacant despite extant consent HPK/2013/0268 having been implemented.
- A separate Statement of Common Ground is presently being prepared with regard to housing land supply.
- Principle of residential development is acceptable (subject to the Inspector's views on design, layout, permeability, relationship with the canal, amenity and outlook and the potential impact on character and appearance).
- The provision of open market and affordable housing attracts weight in the decision-making process.

### Affordable housing

- The provision of affordable housing attracts positive weight in the decision-making process. The affordable housing needs for High Peak are set out in the most recent SHMA and equate to 526 affordable homes per annum (net).

### Landscape

- The landscape impact appraisal prepared by Wardell Armstrong confirms that the site is developable in landscape terms.

### Design and appearance

- The Canals and Rivers Trust raise no objections to the appeal proposal on the grounds of 'design' provided conditions were imposed. The area can be characterised as follows:
  - the built form within Bingswood/Hogs Yard comprises a range of buildings of different sizes, layout and design with an industrial estate on the opposite side of the River Goyt and the existing Tesco development to the north;
  - there is no clear street pattern from which to integrate the proposed development into;
  - the Peak Forest Canal extends adjacent to the western boundary of the site and is an important recreational route.



## **Ecology and wildlife**

- The scheme incorporates a number of ecological measures to ensure that the proposal accords with the development plan and the NPPF

## **Highways and accessibility**

- The proposed access arrangements would be acceptable in terms of highways design, geometry and visibility.
- The proposed development would benefit from safe and suitable access arrangements.
- The site is locationally sustainable in relation to key services and public transport for residential development. It is located within the settlement boundaries of Whaley Bridge.
- The site would benefit from direct and convenient access to the canal towpath through the footpath directly opposite the appeal site, which is formally laid out and lit.

## **Fallback position**

- The Appellant has made a lawful start to planning permission HPK/2013/0268 through the carrying out of access works. All pre-development conditions had already been discharged by the Council. This planning permission thereby remains extant.
- The siting of the buildings and the access arrangements are the same as approved by the Council for HPK/2013/0268 and the scale and massing is similar. The approved plans for HPK/2013/0268 are at EP3 of the Appellant's Appeal Statement (April 2016).
- The appeal proposal would present more active frontages onto the canalside relative to the extant planning permission HPK/2013/0268 through habitable windows facing the towpath and the residential use providing natural surveillance and enhanced street level activity.
- There has been no material change in the site context in the intervening period between the grant of planning permission HPK/2013/0268 and now, aside from the grant of planning permission HPK/2016/0594 in February 2017 by the Council for a 2,231sqm retail building (A1 Use) with associated works on land to the north-east of the appeal site, and a lawful start having been made on planning permission HPK/2012/0087 through access works.

## Other matters

- The Appellant and the Council will work together to agree a S106/UU for the following:
  - The provision of affordable housing.
  - Commuted sum for education of £25,764.23 (this sum mitigates impacts arising on educational provision in the area).
  - Commuted sum for open space (play and open space)
- There are no technical objections from statutory and non-statutory consultees aside from the Council's Conservation Officer.
- The proposed development would have an acceptable impact on the following:
  - flooding and drainage;
  - air quality;
  - contaminated land;
  - arboricultural impacts.

## 6. Matters not agreed

- The following matters are not agreed between the Appellant and the Council:
  - The weight to be attached to the benefits associated with the appeal proposal.
  - The design, scale, massing and siting of the proposed buildings (Block A and Block B).
  - The overall site layout of the appeal proposal.
  - The change in appearance of the site and whether there is harm to the distinctiveness and character of the area.
  - The impacts on the future occupiers of the apartments in terms of outlook and privacy.

Appellant

Position: Director EPP Date: 16.8.2017

Signed on behalf of local planning authority

X  \_\_\_\_\_

Signed by: Ben Haywood

Position...Operations Manager – Development Services

Date 15<sup>th</sup> August 2017

EP3



## Appeal Decision

Hearing held on 4 October 2017

Site visit made on 4 October 2017

**by Alison Partington BA (Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 19<sup>th</sup> October 2017**

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**Appeal Ref: APP/H1033/W/16/3149003**

**Land at Hogs Yard, Buxton Road, Whaley Bridge, High Peak SK23 7LY**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by High Peak Developments Ltd against the decision of High Peak Borough Council.
  - The application Ref HPK/2015/0436, dated 29 July 2015, was refused by notice dated 26 October 2015.
  - The development proposed is residential development comprising 23 apartments with associated works to include car parking.
- 

### Decision

1. The appeal is dismissed.

### Application for costs

2. An application for costs was made by High Peak Development Ltd against High Peak Borough Council. This application is the subject of a separate Decision.

### Procedural Matter

3. The application was submitted in outline with access, appearance, layout and scale to be determined at this stage. I have dealt with the appeal on this basis.

### Main Issues

4. The main issues in the appeal are:
  - The effect of the proposed development on the character and appearance of the area; and
  - Whether or not the proposed development would provide adequate living conditions for future occupiers with particular regard to private outdoor space and outlook.

### Reasons

#### *Character and appearance*

5. The appeal site lies within the town of Whaley Bridge. It forms part of a wider site known as Hogs Yard, which together with land adjacent to Bingswood Industrial Estate is allocated for business and mixed use development within

Policy DS11 of the *High Peak Local Plan (adopted April 2016)* (HPLP). Part of this has been developed for a Tesco store and permission was granted<sup>1</sup> earlier this year for another large retail unit on the site opposite this store. Although the industrial estate lies to the other side of the River Goyt, the extensive vegetation along the river banks means there is no significant views of it from the site, the canal or the road.

6. The site itself is a relatively long narrow site that lies between the River Goyt and the Peak Forest Canal. It is currently vacant and has an unkempt appearance, although the southern end in particular contains a number of trees. The topography of the area is such that it lies at a lower level than the canal, the adjacent road that leads from the centre of the town to the A6, and the access road that leads into the wider site. The site has an extant permission<sup>2</sup> for a mixed use scheme that would comprise a mixture of offices, food and drink, and assembly and leisure uses.
7. The proposed development would consist of two part-2, part-3 storey apartment blocks, one of which would be roughly parallel to the access road into the wider site, and the other one would back onto the canal. The layout, scale, mass and form of these two blocks would be similar to those in the extant permission, but the materials and elevational treatment would be different.
8. Despite the difference in levels the proposed development would be clearly visible from both the adjacent canal and road, and along the towpath in particular the blocks would be a dominant feature, despite the tree cover in the area. Nevertheless, whilst the development would significantly alter the appearance of the site, and give it a much more urban feel, this would also be the case with the extant mixed use scheme on the site. However, the Council have argued that whilst this is appropriate for a commercial development on the site it is not for a residential scheme.
9. The *Residential Design Supplementary Planning Document (adopted December 2005)* (SPD) identifies that Whaley Bridge has an irregular and organic settlement pattern which needs to be reflected in new housing development. Housing in the town is generally small scale with two storey traditional cottages being the predominant form of housing, and this gives a strong sense of character to the town. The SPD highlights that as apartment blocks are not part of the intrinsic historic character of the borough, standard designs may look out of place, and apartments should be designed to reflect the local building form, and the height, scale and massing of the street.
10. However, in the appeal scheme, the height, scale and mass of the proposed apartment blocks would be such that they would be totally out of keeping with the general character and form of residential development within the town. Although a busy transport corridor into and out of the town, the limited visibility of the existing Tesco store and the industrial estate, the sporadic nature of residential development along it, and the heavy tree cover in the area, give it an attractive green character. The dominant nature of the blocks, especially as seen from the adjacent towpath, and the density of the residential development proposed on the site, would be in marked contrast to this.

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<sup>1</sup> Application Reference HPK/2016/0594

<sup>2</sup> Application Reference HPK/2013/0268

11. Moreover, the regular pattern of the fenestration, the horizontal emphasis of many of the windows, and the glazed balconies and balustrades, would all contribute to giving the blocks a strong urban character and appearance that would not respect the rural market town context of the site. As a result, and contrary to the guidance in the SPD, the scheme would detract from, rather than contribute to, the local distinctiveness of Whaley Bridge. Although visually the site is separated from the town centre by the canal basin and woodland areas, its close proximity to this and its location within the built up boundaries means, in my view, it should still reflect the local residential character.
12. Whilst the overall design of the blocks themselves would be legible enough to show that they are residential in nature, the large amount and layout of parking and turning areas around the blocks, and the limited amount of amenity space, is far more characteristic of a commercial scheme. Not only would this layout be inappropriate for a residential development, but it means that overall the scheme would lack legibility.
13. I note that historically, as transport routes canals may have had large buildings alongside them, which in places still exist today, and to that end my attention was specifically drawn to the large factory alongside the canal at New Mills. However, I observed that the context of this building was very different to that of the site, as it is a bigger town with a greater number of larger buildings.
14. Therefore, I consider that the proposed development would unacceptably harm the character and appearance of the area. Accordingly, it would conflict with Policies EQ6 and S1 of the HPLP which require that development has a high quality of design that respects and takes account of the distinct character, identity and context of different settlements and areas.

### ***Living Conditions***

15. Although the landscaping of the site is a reserved matter, the site layout shows that the proposed apartment blocks, access road and parking/turning areas would occupy the vast majority of the site. Much of the remaining land is steeply sloping embankments, or is heavily shaded by the surrounding trees, or consists of small areas of land between the blocks, parking/turning areas and the access road.
16. The Council has not referred to any minimum standards for the amount of outdoor space that should be provided in new residential development, but the SPD highlights the importance of the provision of private and semi-private external spaces for residents.
17. The apartments on the top floor would each be provided with a roof terrace, but the balconies provided for the first floor apartments would not be of a sufficient size to allow future occupiers to sit outside, and many of the patio doors on the ground floor flats would open out onto areas of hardstanding around the parking spaces. As such the majority of the apartments would be provided with little or no private external space.
18. The site layout plan does not identify any communal outdoor space for either block. Given the characteristics, outlined above, of the remaining land on the site, I am not persuaded that useable and private communal outdoor space

would be able to be provided on the site for future occupiers, especially as much of the site is overlooked from the canal towpath.

19. In addition, given the difference in levels between the site and the canal and the access road into the wider site, many of the ground floor windows on the rear elevations of the blocks would be in close proximity to steeply sloping embankments. As these windows would generally be the only windows that serve the rooms, the presence of the embankments would have an overbearing impact and dominate the outlook from these rooms.
20. It has been suggested that some people do not want outdoor space, that there is ready access to open countryside close to the site, and that future occupiers would be aware of the outlook from windows, and the level of outdoor space provided before purchasing the property. Be that as it may, a core planning principle of the *National Planning Policy Framework* (the Framework) is that developments should provide a good standard of amenity for all existing and future occupants of land and buildings. Policies EQ6 and S1 of the HPLP are broadly consistent with this objective. As such, the imperative to boost significantly the supply of housing should not be at the expense of providing satisfactory living conditions. Therefore, as I have concluded that this would be the case with the appeal scheme, I am not satisfied that **the appellant's** arguments provide adequate justification for allowing it.
21. The appellant has argued that the nature of the topography in the area means that many houses, including a small development on the opposite side of the A5004 that has recently been granted permission, have steeply sloping rear gardens which results in a limited outlook from windows in the rear elevations. Whilst I did see this nearby site, and the surrounding topography, I do not know the layout of the scheme, the distances that would be maintained from windows to any slope, the nature of the rooms these windows would serve, and whether the rooms would also be served by other windows. As such, I cannot be sure it represents a direct parallel to the appeal scheme. I have in any case determined the appeal on its own merits.
22. Overall, I consider that the proposed development would not provide acceptable living conditions for future occupiers with particular regard to outdoor space and outlook. Consequently, it would conflict with Policies EQ6 and S1 of the HPLP which require that development provides a high standard of amenity for all existing and future occupants of land and buildings.

### ***Other matters***

23. Concern was raised regarding the permeability of the proposed scheme, and in particular the lack of any direct access from the site to the canal towpath, which provides an attractive walking route into the town. Whilst it would be desirable for such a link to exist, both stepped and ramped access is provided to the towpath via the adjacent Tesco site, and pavement along the main road also provides convenient access to the town. Whilst I accept that this access to **the towpath is not in the appellant's ownership or control, even without this**, I consider that the site would still have adequate and easy pedestrian access into the town.
24. The appellant has pointed out that the extant permission on the site could be **built and that this represents a fallback position. However, the appellant's** evidence states that despite being allocated in the Local Plan and extensive



marketing, the development of the site for commercial purposes has not been possible. As such, I have no substantive evidence to indicate there is a significant probability that the fallback scheme would be constructed should this appeal be dismissed. This limits the weight I attach to it as a fallback position. Furthermore as a commercial rather than a residential scheme, the fallback does not give rise to the same concerns regarding the living conditions of future occupiers, or the character and appearance of the area.

### ***Planning Obligation***

25. The appellant has submitted a signed Section 106 agreement which makes contributions towards education, outdoor sports facilities, parks and gardens, play space and to secure the provision of at least 20% affordable housing within the development. I have considered this in the light of the statutory tests contained in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 and paragraph 204 of the Framework.
26. ***Education.*** Policy CF3 of the HPLP indicates that new developments will be required to make adequate provision for infrastructure requirements, including education provision, that arise as a consequence of the development. The Education Authority has indicated that whilst the local primary schools would be able to accommodate the additional demand that could be generated by the proposal, the secondary school does not have additional capacity and the proposal would generate demand for 3 additional places. Justification has been provided for the financial contribution being sought, and is provided for within the agreement. The Education Authority has also confirmed that there are no pooling concerns with this contribution. Given this I consider that this obligation would meet the statutory tests.
27. ***Open Space.*** The Obligation makes contributions for outdoor sports facilities, **parks and gardens and children's play space**, which would be used to fund the improvement and maintenance of specific projects in a local park and a play space, both of which are in the vicinity of the site. This is supported by Policy CF4 of the HPLP which details the need for new developments to contribute towards public open space and sports facilities in line with Peak Sub Region Open Space, Sport and Recreation Study 2012. **The "Calculating developer contributions for open space and outdoor recreation" note sets out the** justification for the costings, and the Council have confirmed that the proposed projects have not received more than 5 commuted sum contributions. I consider that the contributions sought by the Council in this respect are directly related to the development and are fairly related in scale and kind. As such they would accord with the statutory tests.
28. ***Affordable Housing.*** The Obligation makes provision for not less than 20% of the units to be provided as affordable units, with 80% of these being affordable rented accommodation and 20% intermediate housing. This is supported by Policy H4 of the HPLP, the Strategic Housing Market Assessment 2014 and the Housing Needs Survey. The Obligation sets out detailed arrangements for the transfer and management of these units. As such, I am satisfied that the agreement would ensure the development contributes to affordable housing needs within the borough, and I consider the obligation passes the statutory tests.

## **Planning Balance and Conclusion**

29. The development would provide some temporary work for local contractors and spending by future occupiers would benefit the local economy. Whaley Bridge has a good range of shops, services and facilities as well as both bus and train services, all of which would be in walking distance of the site. Given the aim of the Framework to significantly boost the supply of housing, the provision of new open market and affordable housing would be a clear benefit of the scheme. The scheme would improve the natural surveillance of the towpath, and would also bring about ecological enhancements such as the management of the surrounding woodland, and the recreation of a redundant, dried out ephemeral pond. Whilst the proposal would also provide contributions to education and open space, as these would mitigate the detrimental impact of the proposal, they would be a neutral factor rather than a benefit of the scheme.
30. The appellant and the Council differ over the availability of a deliverable 5 year housing land supply, but have agreed that the issue is not determinative in this case, and so the matter was not discussed in depth at the hearing. I accept that the issue is not critical to the outcome of the appeal. As a windfall site within the town of Whaley Bridge, the principle of residential development would be supported by Policy S3 of the HPLP, but the proposal would still need to show compliance with the other policies outlined above. However, even if I were to conclude that there is a shortfall in the 5 year housing land supply of the scale suggested by the appellant, and that relevant policies for the supply of housing should not be considered up to date, thereby triggering the tilted balance defined by paragraph 14 of the Framework, the adverse impacts of granting permission, I have outlined above would significantly and demonstrably outweigh the benefits. As such, that balance would not indicate that planning permission should be granted. This means it is not necessary to consider the matter of housing land supply further.
31. I have concluded that the proposed development would be detrimental to the character and appearance of the area, and would not provide adequate living conditions for future occupiers. As such it is contrary to policies within the HPLP. In this case, although I have given weight to the benefits of the proposal, I consider that they would be insufficient to outweigh the harm I have identified the scheme would cause. Therefore, I conclude that the appeal should be dismissed.

*Alison Partington*

INSPECTOR

## **APPEARANCES**

### FOR THE APPELLANT:

Rawdon Gascoigne BA (Hons) MRTPI	Emery Planning
Ben Pycroft BA (Hons), DIP TP, MRTPI	Emery Planning

### FOR THE LOCAL PLANNING AUTHORITY:

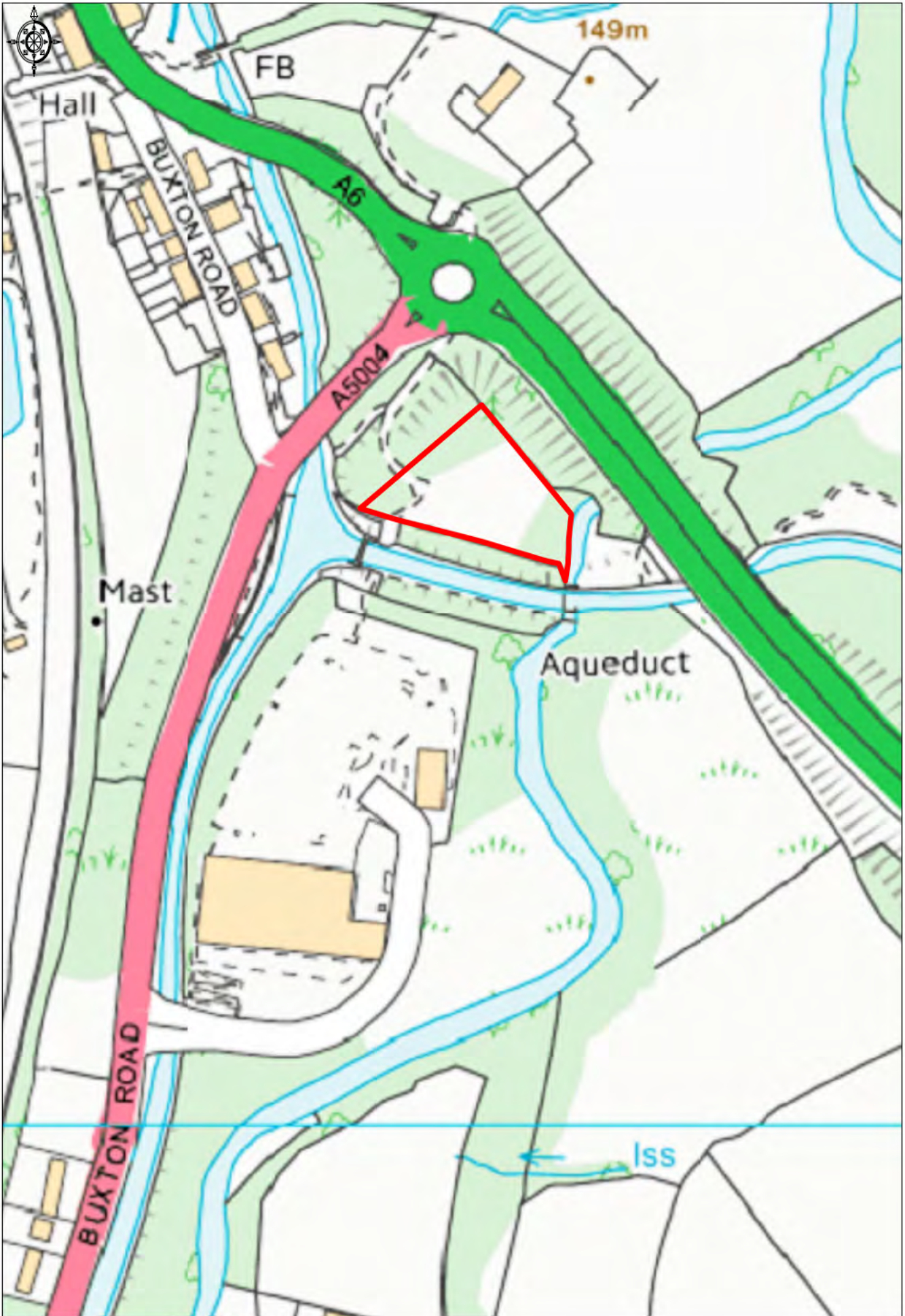
Sarah Reid	Counsel
Ben Haywood BA (Hons), MA, MBA, MRTPI, MCMI	Operations Manager, High Peak Borough Council
Faye Plant BA (Hons), MA, MRTPI	Planning Officer, High Peak Borough Council
Joanne Brooks BA (Hons) MRTPI	Regeneration Officer, High Peak Borough Council
Melissa Kuirhara MLPM, MRTPI	Associate Planning Consultant, Urban Vision Partnership
Hilary Senior BA (Hons), MCD, MRTPI	Regeneration Officer, High Peak Borough Council

## **DOCUMENTS SUBMITTED AT THE HEARING**

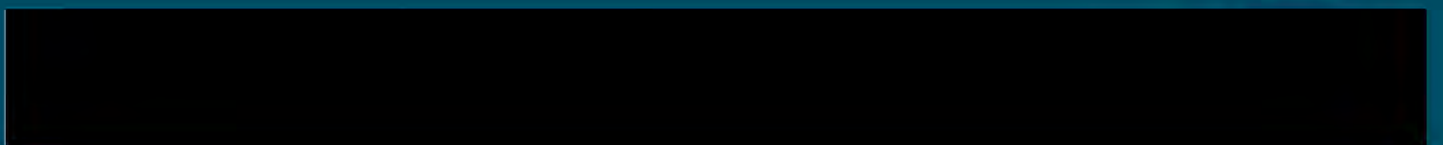
1. High Peak Local Plan Policy S3 submitted by the Local Planning Authority
2. Residential Design Supplementary Planning Document (adopted December 2005) submitted by the Local Planning Authority
3. High Peak Local Plan Policy S2 submitted by the Local Planning Authority
4. Extract from the High Peak Local Plan Proposal Map
5. Signed Section 106 Agreement submitted by the appellant
6. Community Infrastructure Level Statement relating to the Section 106 Agreement submitted by the Local Planning Authority
7. Updated list of suggested conditions submitted by the Local Planning Authority

EP4

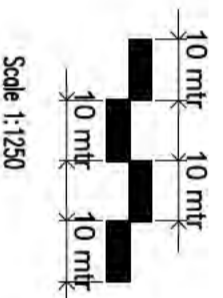
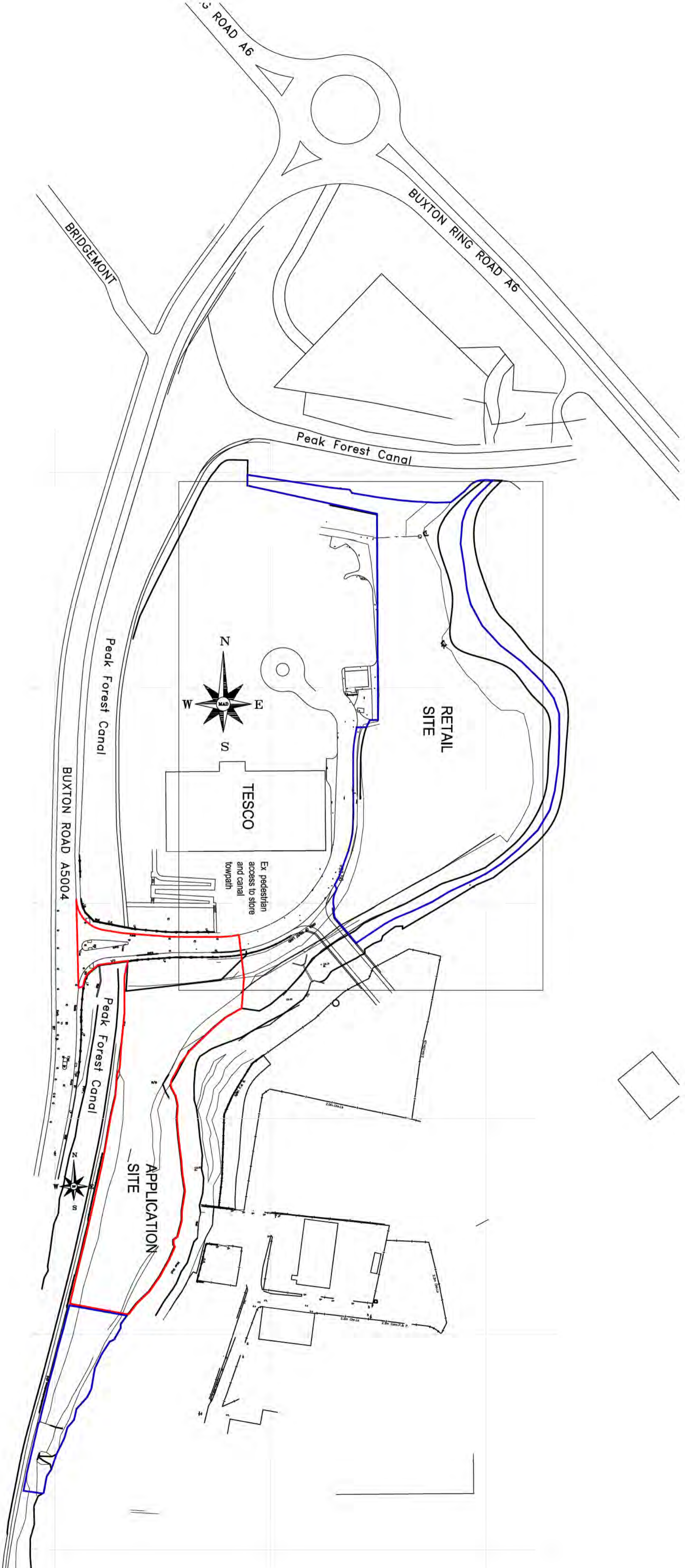
Land at Hogs Yard, Buxton Road, Whaley Bridge



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All dimensions shall be verified by the Contractor(s) on site prior to work commencing and relevant orders being placed. Do not scale from this drawing and only work to written dimensions. Any discrepancies to be brought to the attention of the Contractor's Architectural for instructions prior to proceeding.



# Maybin Architectural Design

PROJECTS:  
SOUTHERN STRIP  
WHALEY BRIDGE  
DRAWING:  
LOCATION PLAN  
PLAN

Hatherlow House  
Hatherlow  
Romiley  
Stockport  
SK6 3DY

DATE:	AUG 14	DRAWN BY:	ARC	CHECKED BY:	CPM
SCALE:	1:1250	DRAWING NO.:	0932-S-04	REV.:	B

Tel: 0161 494 2800  
Fax: 0161 406 7444  
email:cpmaybin@btinternet.com



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

**Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title		Mr
Name		Gareth Salthouse
Job title (if applicable)		Associate Director
Organisation (if applicable)	High Peak Developments Ltd	Emery Planning
Address	C/O Agent	████████████████████ ████████████████████
Post code		████████
Telephone no.		██████████
Email address		████████████████████

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.



**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

Please see enclosed representations setting our views.

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

Please see enclosed representations setting our views.

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

Please see enclosed representations setting our views.

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

Please see enclosed representations setting our views.

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

Please see enclosed representations setting our views.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

Please see enclosed representations setting our views.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

Land Agent

Developer

Other

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

Sole Owner

Part Owner

Neither

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes

No

**Does the owner(s) support the development of the site?**  
(please select one answer)

Yes

No

**Site location (including grid reference and postcode if known)**

Land at Hogs Yard, Buxton Road, Whaley Bridge (South of the Tesco Store).  
Easting 401222 and Northing 381898 .

**Site Area (hectares)**

0.74

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Vacant, although planning permission HPK/2010/0206 (RM HPK/2013/0268) has been implemented through the carrying out of access works and the internal access road.

**Type of site e.g. greenfield, previously developed land/brownfield**

Part greenfield and part previously developed through the carrying out of works for HPK/2010/0206.

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Please find enclosed.

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

- Housing*
- Employment*
- Mixed-use (please specify uses)*
- Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

Up to 25 dwellings.

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

- Site is owned by a developer*
- Site is under option to a developer*
- Enquiries received/ strong interest*
- Site is currently being marketed*

None

Not Known

**Comments on market interest**

The site has been owned by our client and promoted for development for a number of years as reflected through the planning history of the site. There are no constraints in terms of 'deliverability'.

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*



**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

All site-specific issues were fully addressed through a recent planning application HPK/2015/0436 – this residential scheme was dismissed on the basis of ‘design’ issues only. All other matters found to be acceptable by the Council.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

- Immediately*
- Up to 5 years*
- 5 - 10 years*
- 10 – 15 years*
- Beyond 15 years*
- Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

**Other Relevant Information – Please use the space below for additional information**

Please see enclosed representations setting detailed site-specific information in relation to this site.

**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

N/A.

**Please provide a site plan clearly identifying the exact boundaries of the site.**

N/A.

**Location - Is the site in reasonably close proximity to the community it serves?**

N/A.

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

N/A.

**Size / Scale - Is the site local in character and not an extensive tract of land?**

N/A.

**If possible, please provide photographs of the site that support your comments.**

N/A.

**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

N/A.

**Please provide a site plan clearly identifying the exact boundaries of the site.**

N/A.

**Do you own the site?**  
*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

N/A.

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

N/A.

**Please specify the current land use.**

N/A.

**If the land is in any existing ecological schemes, please specify until when.**

N/A.

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

N/A.

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

N/A.

**Please provide a site plan clearly identifying the exact boundaries of the site.**

N/A.

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

N/A.

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*



**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

N/A.

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

N/A.

**Current land use (including agricultural land quality rating if relevant)**

N/A.

**Proposed grid connection point (if known)**

N/A.

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

Please see our separately submitted representations.

As noted in our separate Statement, the High Peak Retail Leisure & Town Centre Study 2022 (Nexus Planning) identifies a need for comparison and convenience retail floorspace in Whaley Bridge, and it also identifies a need for a new food store in a sustainable locaiton. It is noted that the existing Tesco store at Hoys Yard is significantly over-trading and there is a leakage of expenditure to other parts of the region beyond High Peak. Our client’s land is at the edge of Whaley Bridge Town Centre and benefits from excellent footpath and cycleway connectivity, and it has the potential to help meet identified retail needs in a sustainable manner.

**Site location (including grid reference and postcode if known)**

Land at Hogs Yard, Buxton Road, Whaley Bridge (South of the Tesco Store).

Easting 401222 and Northing 381898 .

**Please provide a site plan clearly identifying the exact boundaries of the site.**

See enclosed.

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

No

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

Established access is in-situ through implementation of extant planning permission as discussed through separately submitted submissions.

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Vacant, although planning permission HPK/2010/0206 (RM HPK/2013/0268) has been implemented through the carrying out of access works and the internal access road.

Signature: *Gareth Salthouse*

Date: 02.03.2023

Thank you for completing this response form.



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

**Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title		█
Name		██████████
Job title (if applicable)		██████████
Organisation (if applicable)	High Peak Developments Ltd	Emery Planning
Address	C/O Agent	████████████████████ ██████████████████
Post code		██████████
Telephone no.		██████████
Email address		████████████████████

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

Please see enclosed representations setting our views.

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

Please see enclosed representations setting our views.

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

Please see enclosed representations setting our views.

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

Please see enclosed representations setting our views.

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

Please see enclosed representations setting our views.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**



Please see enclosed representations setting our views.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

*Yes*

No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land at Hogs Yard, Buxton Road, Whaley Bridge (North of Tesco Store)  
Easting 401222 and Northing 381898 .

**Site Area (hectares)**

0.4

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Vacant.

**Type of site e.g. greenfield, previously developed land/brownfield**

Greenfield although remnants of former use as compound for construction of bypass still evident.

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Please find enclosed.

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

- Housing*
- Employment*
- Mixed-use (please specify uses)*
- Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

10-15 dwellings.  
Retail, leisure and tourism also sustainable uses as discussed in our representations submitted separately.

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

- Site is owned by a developer*
- Site is under option to a developer*
- Enquiries received/ strong interest*
- Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

The site has been owned by our client and promoted for development for a number of years.

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

Anticipate site-specific issues being addressed in a similar to our client's site south of Tesco through planning application HPK/2015/0436.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

- Immediately*
- Up to 5 years*
- 5 - 10 years*
- 10 – 15 years*
- Beyond 15 years*
- Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

Subject to release from the Green Belt.

**Other Relevant Information – Please use the space below for additional information**

Please see enclosed representations setting detailed site-specific information in relation to this site.

**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

N/A.



**Please provide a site plan clearly identifying the exact boundaries of the site.**

N/A.

**Location - Is the site in reasonably close proximity to the community it serves?**

N/A.

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

N/A.

**Size / Scale - Is the site local in character and not an extensive tract of land?**

N/A.

**If possible, please provide photographs of the site that support your comments.**

N/A.

**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

N/A.

**Please provide a site plan clearly identifying the exact boundaries of the site.**

N/A.

**Do you own the site?**  
*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

N/A.

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

N/A.

**Please specify the current land use.**

N/A.

**If the land is in any existing ecological schemes, please specify until when.**

N/A.

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

N/A.

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

N/A.

**Please provide a site plan clearly identifying the exact boundaries of the site.**

N/A.

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

N/A.

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

N/A.

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

N/A.

**Current land use (including agricultural land quality rating if relevant)**

N/A.

**Proposed grid connection point (if known)**

N/A.

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

Please see our separately submitted representations.

As noted in our separate Statement, the High Peak Retail Leisure & Town Centre Study 2022 (Nexus Planning) identifies a need for comparison and convenience retail floorspace in Whaley Bridge, and it also identifies a need for a new food store in a sustainable locaiton. It is noted that the existing Tesco store at Hoys Yard is significantly over-trading and there is a leakage of expenditure to other parts of the region beyond High Peak. Our client’s land is at the edge of Whaley Bridge Town Centre and benefits from excellent footpath and cycleway connectivity, and it has the potential to help meet identified retail needs in a sustainable manner.

**Site location (including grid reference and postcode if known)**

Land at Hogs Yard, Buxton Road, Whaley Bridge (North of the Tesco Store).

Easting 401222 and Northing 381898 .

**Please provide a site plan clearly identifying the exact boundaries of the site.**

See enclosed.

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

No

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

Please see our separately submitted representations.

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Vacant.

Signature: *Gareth Salthouse*

Date: 02.03.2023



Thank you for completing this response form.

## 1. COMMENTARY ON THE ANNUAL HOUSING REQUIREMENT FOR HIGH PEAK

- 1.1 With regard to the housing requirement section of the early engagement document, a range of between 260 dwellings per annum and 364 dwellings per annum forms the basis for this consultation, the lower of the range being the figure derived from the “Standard Method”, and the upper range being based on supporting job growth and increasing the working age population.
- 1.2 In this regard, it is re-iterated that the Standard Method is a starting point based on a nationally derived formula as an attempt to simplify the determination of a figure against which to plan future minimum housing land requirements. It is not an objective measure of actual need, but a minimum starting point.
- 1.3 In order to illustrate that the Standard Method figure should be used with caution, it is important to take into account actual needs locally, which clearly demonstrates that a simplified formulaic approach isn't always representative as to what is required at a local level, and the Council has rightly published an updated Housing and Economic Needs Assessment for the area by Lichfields to test whether or not the figure established using the Standard Method reflects actual needs in the area.
- 1.4 As a snapshot, as of 1 April 2022, there were 1250 households on the affordable housing waiting list for High Peak<sup>1</sup>. This level of immediate need is substantial.
- 1.5 Since the adoption of the Local Plan in 2016, 457 affordable housing units have been completed<sup>2</sup>, averaging around 76 affordable housing units per annum<sup>3</sup>.
- 1.6 As part of the evidence base for the adopted Local Plan, the 2014 SHMA identified a critical need for 878 (net) affordable homes annually over 5 years. The extant Local Plan adopted a housing requirement of 350 dwellings per annum at the higher end of the OAN range established at the time to maximise, as far as possible, the delivery of affordable housing to meet the considerably unmet affordable housing need of the Borough.
- 1.7 An updated Housing and Economic Land Needs Assessment for High Peak was published in September 2022 that was prepared by Lichfields.
- 1.8 The above assessment states at paragraph 10.35 that there were 1173 households on the Council's affordable housing register as of December 2021, with 808 of these classified as households in priority need for affordable housing (affordable rent), of which 233 were in the Buxton area, 219 in the Central Area and 309 in Glossop, with other needs elsewhere across the Borough as illustrated at table 10.5 of the assessment. 580 of the 808 households in priority need were not already living in social housing.

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<sup>1</sup> DLUHC Live Table LT600

<sup>2</sup> DLUHC Live Tabel 1011

<sup>3</sup> 457 divided by 6

- 1.9 As of 2021/22, table 10.11 of the assessment identifies a committed supply of 138 affordable homes across High Peak, of which 110 are in Buxton, with just 25 in the Central Area and 3 in Glossop.
- 1.10 The assessment estimates that the net annual need for affordable housing (affordable/social rent housing) over the period 2021 to 2041 ranges between 129 and 189 affordable homes for rent per annum. Of these needs, the highest level of need arises in Glossop and the Central Area (which includes Chapel-en-le-Firth). The net annual affordable housing need for sale ranges between 81 and 99 dwellings per annum<sup>4</sup>.
- 1.11 Total affordable housing needs are in the range between 228 and 270 affordable homes per annum between 2021 and 2041<sup>5</sup>. This represents a significant proportion of the starting point figure established using the Standard Method, which currently stands at 260 dwellings per annum.
- 1.12 It should be noted that the Standard Method is a starting point based on a formula. It is not a measure of actual need, but a minimum starting point.
- 1.13 In this case, the level of affordable housing need is acute, and the annual housing requirement figure should be maximised to ensure the maximum delivery of affordable homes to meet existing and future affordable housing needs. The current requirement across High Peak is to deliver 30% affordable housing on large housing sites. This will not meet all of the affordable housing needs across the district, but a higher requirement figure and a level of allocations sufficient to deliver as many affordable homes as possible that are aligned with a higher requirement figure should be taken forward.
- 1.14 In addition to the above considerations, the first releases of the 2021 Census have been published by the ONS which show that more non-dependent children are still living with their parents, and nationally, the biggest increase has been among the 25-29 age group. This is likely to be a result of a lack of affordable housing options and a lack of supply. In High Peak, the Census data demonstrates that the number of non-dependent children still living with their parents had increased by 2.1% between 2011 and 2021<sup>6</sup>.
- 1.15 In this regard, the minimum starting point should be the annual housing requirement already established through the adopted local plan (350 dwellings per annum).
- 1.16 The extant local plan allocated sites that could accommodate 2,130 dwellings under Policy H2.
- 1.17 At the time of the plan being adopted, a requirement for 7,000 dwellings was established over the 20 year plan period. 445 dwellings had already been completed within the plan period that had elapsed at that time, and there were commitments of 2976 dwellings from extant planning

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<sup>4</sup> Table 10.23 of the 2022 Housing and Economic Land Need Assessment for High Peak by Lichfields

<sup>5</sup> Paragraph 10.140 of the 2022 Housing and Economic Land Need Assessment for High Peak by Lichfields

<sup>6</sup>

<https://www.ons.gov.uk/peoplepopulationandcommunity/householdcharacteristics/homeinternetandsozialmediausage/articles/livingarrangementsofpeopleinenglandandwales/census2021>

permissions, with an allowance of 110 dwellings within the Peak District National Park<sup>7</sup> and a legacy shortfall of 80 dwellings. This left a net requirement to provide 3549 dwellings.

- 1.18 The plan sought to provide dwellings across a range of small sites and allocations. Of the 3549 net requirement, 2130 dwellings were identified through site allocations with the remainder to be accommodated on small sites/windfalls in villages, larger settlements and the three principal towns of Chapel-en-le-Frith, Buxton and Glossop.
- 1.19 The Council's document appears to suggest that the adopted 350 dwellings per annum figure is out of date because the number of completions each year has not always met this requirement. Save for 2020/21 where there was an impact on delivery due to the pandemic, delivery has exceed 300 dwellings per annum since the Local Plan was adopted in 2016. Prior to the adoption of the Local Plan, the Council operated a policy of restraint, and it was only following the publication of the National Planning Policy Framework in 2012 that sites started to be granted planning permission for development, with the first appeal (Manchester Road, Chapel-en-le-Frith) being determined on 23 August 2012. Several other sites were determined by way of appeal between this decision being issued and the adoption of the Local Plan, and it was very much the case that post permission matters, such as obtaining reserved matters consents, discharging conditions and subsequent site preparation works meant that many of these early appeal decisions based on the application of the "tilted balance" didn't start delivering a significant quantum of completions until 2016 onwards.
- 1.20 Since the adoption of the plan, and the certain environment that was created as a result, delivery has generally been quite good and has been reasonably close to the annual average housing requirement figure, and most large sites that were allocated are now coming on stream. Having analysed planning permissions granted on allocated sites and applications currently pending consideration, only 4 allocated sites have yet to come forward in Glossopdale, 5 in the Central Area, and 3 in the Buxton area, although one site (Hogshaw) is currently subject to a pre-application public consultation exercise for Barratt Homes.
- 1.21 There is clearly both need and demand for residential development across High Peak, and this is demonstrated through both the granting of planning permission, the delivery of allocations, and pending applications, and this should maintain delivery across High Peak in line with the extant target level for delivery of 350 dwellings per annum set out in the adopted development plan.
- 1.22 At this stage, existing allocations are either delivering, have planning permission, or have applications currently before the LPA. Based on a review of the Council's planning register, a total of 1966 dwellings have been delivered, permissioned or awaiting approval.
- 1.23
- 1.24 The above demonstrates that once allocations are made, that most allocated sites deliver during the plan period, however now that many allocations have already delivered housing, or are in the process of delivering housing, there is a need to allocate more housing sites.

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<sup>7</sup> Adopted Local Plan Table 2 (page 38)

- 1.25 The council's current development strategy focuses on delivering most new development towards the three main towns across High Peak – Glossop, Chapel-en-le-Frith and Glossop. This is eminently a sensible strategy that should be maintained as part of the Local Plan Review. Each of these settlements has a town centre, provide for primary and secondary education, and each is served by a railway station which provide choice and facilitate the use of sustainable transport modes across High Peak and beyond. The future growth strategy should continue to emphasise the role and support the growth of the three main towns, with complementary growth around other sustainable settlements.
- 1.26 Our client, High Peak Homes are promoting sites around all three of the main market towns across High Peak for allocation as housing sites in the Local Plan Review, and the allocation of such sites would be complimentary to the Council's overall development strategy. All of these sites are considered to be suitable, available and deliverable within the proposed plan period and would help the Council to deliver its growth strategy, support the delivery of open market and affordable housing, and support the growth of local economies across High Peak.
- 1.27 In light of the above assessment, the annual housing requirement for High Peak should, as a minimum, be retained at 350 dwellings per annum, and serious consideration should be given to increasing this figure to 364 dwellings per annum in order to deliver higher levels of economic growth, as well as higher levels of affordable housing to meet the chronic need for this type of housing across High Peak.

**Knights plc**  
**March 2023**



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	█	█
Name	██████████	██████████████████
Job title (if applicable)		██████████████
Organisation (if applicable)	High Peak Homes Limited	Knights
Address	C/O Agent	██ ██████████
Post code		██████████
Telephone no.		██████████████
Email address		██

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

The Local Plan vision should maintain the broad vision set out within the extant Local Plan, which seeks to direct the most growth towards the three largest settlements across High Peak – Glossop, Chapel-en-le-Frith and Buxton. These are the most sustainable settlements in the Borough with existing town centres, employment zones, leisure facilities, health services, and primary and secondary education provision, with each settlement having a railway station to provide modes of sustainable transport as an alternative to private transport.

### Question 3

**What should be the Strategic Objectives for the next Local Plan?**

The strategic objectives of the Local Plan should be as follows:

1. To deliver employment growth across the High Peak across a range of sectors
2. To boost housing growth and delivery through the allocation of strategic housing sites on the edge of the three largest towns and smaller allocations around other sustainable settlements across the Borough
3. To boost the delivery of affordable housing through the allocation of a sufficient range and size of housing sites that are viable and can deliver at least 30% affordable housing as part of their housing mix

### Question 4

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

The proposed housing requirement should be updated and should at least maintain the current housing requirement of 350 dwellings per annum, and ideally, should be increased to 364 dwellings per annum in order to deliver higher levels of economic growth, as well as deliver a higher number of affordable housing across the Borough. The attached analysis provides further justification regarding an update to the annual housing requirement.

### Question 5

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No



**Please specify what the new policy should seek to address and why.**

There should be policies on meeting specific housing needs, including delivering different types of affordable housing products, starter homes, older persons housing needs, and self and custom build housing.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

Since a number of sites that have been permissioned or allocated have been built out since the Local Plan was adopted, the Council should review and update its landscape evidence, given that the context of a number of potential development sites will have changed, and some sites may now be viewed differently in terms of being visible against a backdrop of existing development.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

The land at Fairfield subject to this response is partly allocated in the extant Local Plan and is partly owned by the Borough Council.

Part of the site is currently subject to a live planning application by Vistry Partnerships. The current owners are as follows:

High Peak Borough Council  
Mr S Millward (C/O S. Robinson)  
Fairfield Endowed School Trust, Kings Road, Buxton, Derbyshire  
Mr S Robinson  
The Derby Diocesan Board of Finance  
Mr D Hodgson

Addresses and contact details can be provided on request.

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes

No

**Does the owner(s) support the development of the site?**

*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land off Tongue Lane, Fairfield, Buxton  
Grid reference:  
X: 407359  
Y: 373172

**Site Area (hectares)**

Approximately 17 hectares

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Site location plan is attached. The blue arrows shown on the plan indicate potential vehicular access locations

**Proposed Future Uses & Potential Site Capacity (please specify)**

*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

Based on a density of 30 dwellings per hectare, the land could potentially accommodate around 510 dwellings.

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site. (please select all that apply)**

- Site is owned by a developer
- Site is under option to a developer
- Enquiries received/ strong interest
- Site is currently being marketed
- None
- Not Known

**Comments on market interest**

The site is being promoted by an experienced land promoter who has a track record of promoting deliverable housing sites across High Peak, many of which have been approved for housing or allocated for development in the extant Local Plan.

Part of the site is currently subject to a planning application for 147 dwellings by Vistry.

**Utilities - Please tell us which of the following utilities are available to the site (please select all that apply)**

- Mains water supply

<i>Mains sewerage</i>	<input checked="" type="checkbox"/>
<i>Electric supply</i>	<input checked="" type="checkbox"/>
<i>Gas supply</i>	<input checked="" type="checkbox"/>
<i>Public highway</i>	<input checked="" type="checkbox"/>
<i>Landline telephone/broadband internet</i>	<input checked="" type="checkbox"/>
<i>Public Transport</i>	<input checked="" type="checkbox"/>
<i>Other (please specify)</i>	<input type="checkbox"/>

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

- Physical constraints (topography, trees, other)*
- Flood Risk*
- Infrastructure required*
- Public rights of way cross or adjoin the site*
- Land contamination*
- Access constraints*
- Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

The south eastern corner of the site is located close to a nearby quarry.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

- Immediately*
- Up to 5 years*
- 5 - 10 years*
- 10 – 15 years*
- Beyond 15 years*

Unknown



**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

The site adjoins the built up area boundary and development could commence within 5 years following any grant of planning permission. Part of the site is currently subject to a planning application and could come forward much sooner if planning permission is granted during 2023.

There are no known technical constraints that would prevent this site from coming forward for development following any grant of planning permission and the current planning application demonstrates this.

**Other Relevant Information – Please use the space below for additional information**

The site is flat with no topographical constraints. The site is located close to local schools and leisure facilities, local shopping facilities, major employment areas and a regular bus service to and from the town centre. Vehicular access can be gained from the existing road network, either directly or via land to the west off Granby Road.

The existing highway network has been previously determined to accommodate further development in this location without prior construction of the Fairfield Link Road.

**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**



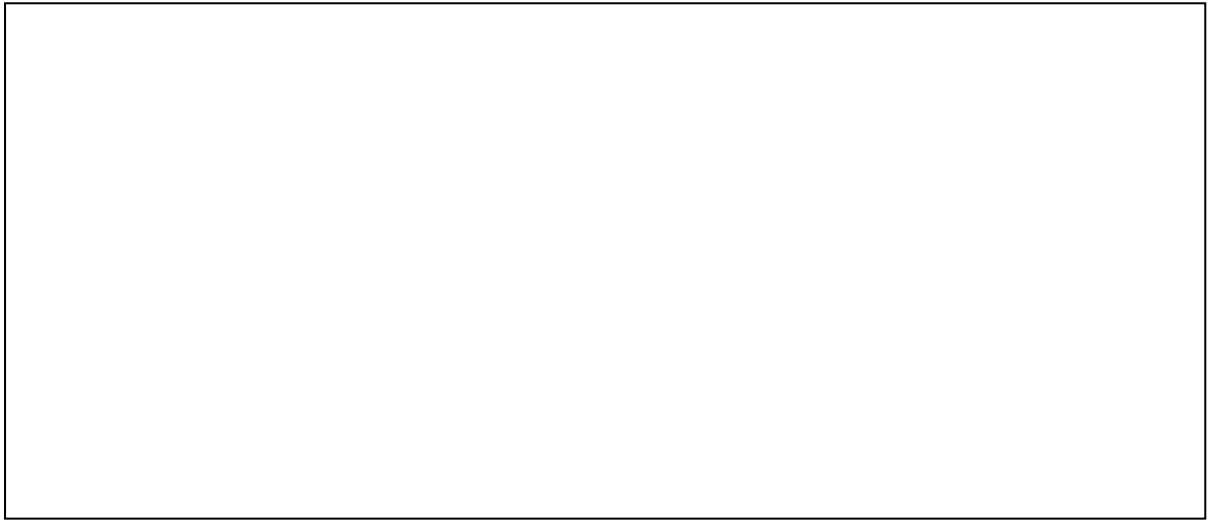
**Please provide a site plan clearly identifying the exact boundaries of the site.**



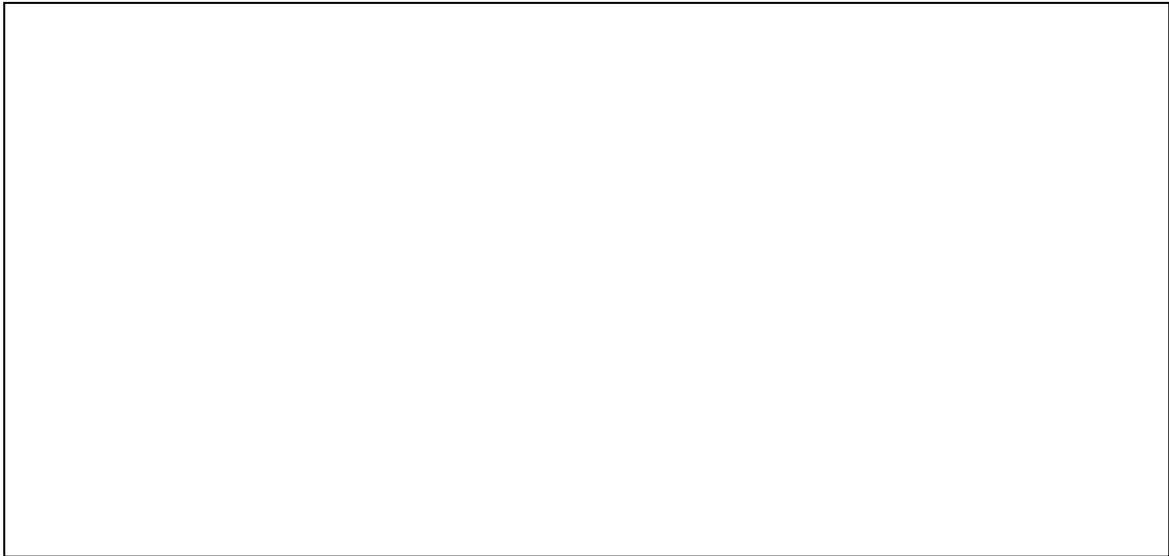
**Location - Is the site in reasonably close proximity to the community it serves?**



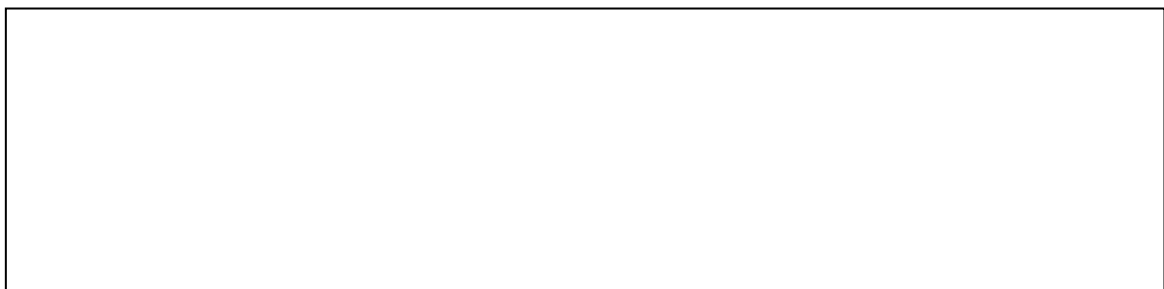
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature ████████████████████

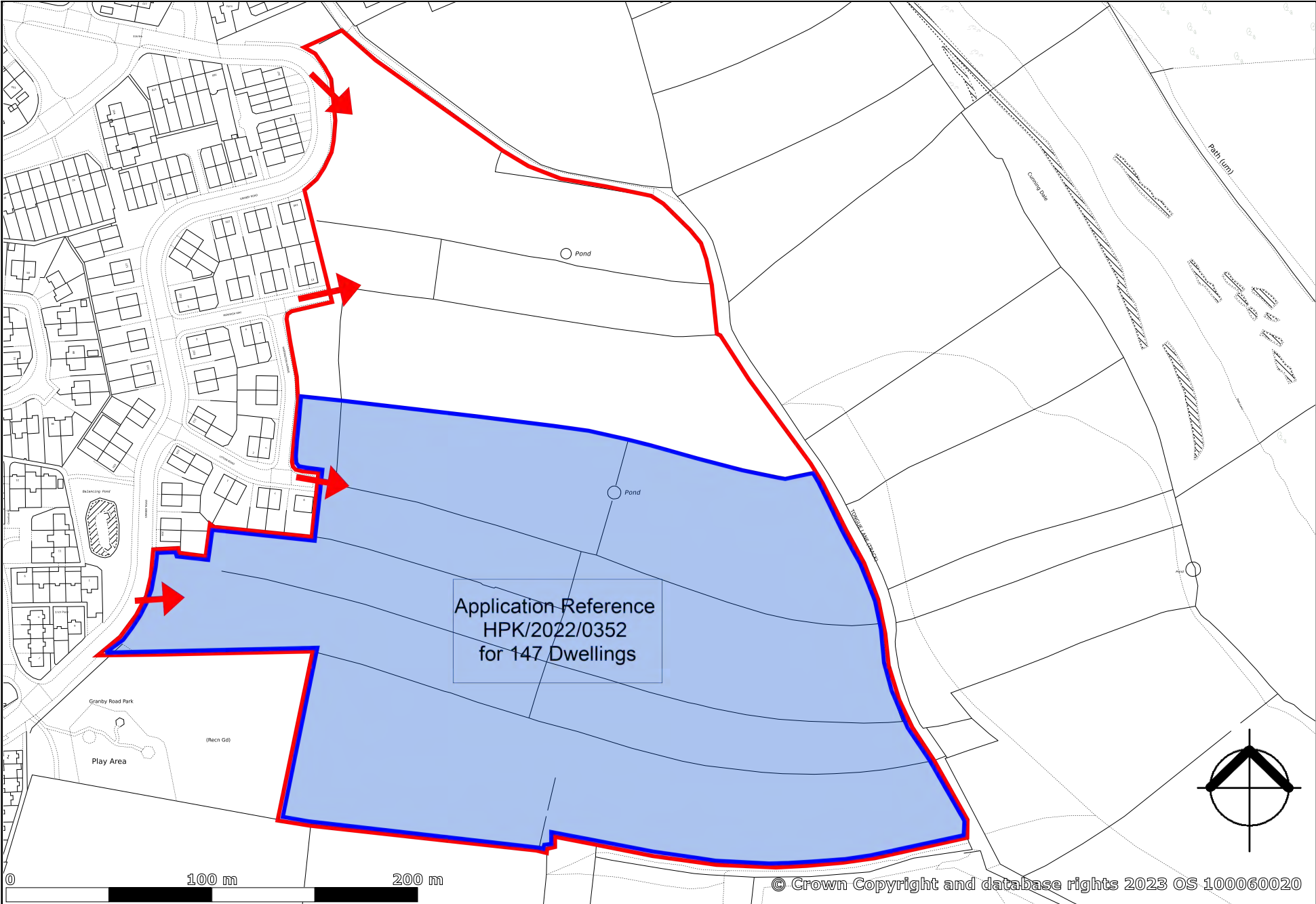
Date 03 March 2023

Thank you for completing this response form.



Land at Fairfield, Buxton







## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	█	█
Name	██████████	██████████████████
Job title (if applicable)		██████████████
Organisation (if applicable)	High Peak Homes Limited	Knights
Address	C/O Agent	██ ██████████
Post code		██████████
Telephone no.		██████████████
Email address		██

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

The Local Plan vision should maintain the broad vision set out within the extant Local Plan, which seeks to direct the most growth towards the three largest settlements across High Peak – Glossop, Chapel-en-le-Frith and Buxton. These are the most sustainable settlements in the Borough with existing town centres, employment zones, leisure facilities, health services, and primary and secondary education provision, with each settlement having a railway station to provide modes of sustainable transport as an alternative to private transport.

### Question 3

**What should be the Strategic Objectives for the next Local Plan?**

The strategic objectives of the Local Plan should be as follows:

1. To deliver employment growth across the High Peak across a range of sectors
2. To boost housing growth and delivery through the allocation of strategic housing sites on the edge of the three largest towns and smaller allocations around other sustainable settlements across the Borough
3. To boost the delivery of affordable housing through the allocation of a sufficient range and size of housing sites that are viable and can deliver at least 30% affordable housing as part of their housing mix

### Question 4

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

The proposed housing requirement should be updated and should at least maintain the current housing requirement of 350 dwellings per annum, and ideally, should be increased to 364 dwellings per annum in order to deliver higher levels of economic growth, as well as deliver a higher number of affordable housing across the Borough. The attached analysis provides further justification regarding an update to the annual housing requirement.

### Question 5

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

There should be policies on meeting specific housing needs, including delivering different types of affordable housing products, starter homes, older persons housing needs, and self and custom build housing.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

Since a number of sites that have been permissioned or allocated have been built out since the Local Plan was adopted, the Council should review and update its landscape evidence, given that the context of a number of potential development sites will have changed, and some sites may now be viewed differently in terms of being visible against a backdrop of existing development.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

Land Promoter

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

Mr A Marsden

Addresses and contact details can be provided on request.

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes

No

**Does the owner(s) support the development of the site?**

*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land at Haslin Road, Harpur Hill, Buxton

Grid reference:

X: 406780

Y: 370723



**Site Area (hectares)**

Approximately 1 hectare

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Site location plan is attached.

**Proposed Future Uses & Potential Site Capacity (please specify)**

*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

Based on a density of 30 dwellings per hectare, the land could potentially accommodate around 30 dwellings.

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site. (please select all that apply)**

- Site is owned by a developer
- Site is under option to a developer
- Enquiries received/ strong interest
- Site is currently being marketed
- None
- Not Known

**Comments on market interest**

The landowner is a developer and land promoter with a strong track record of bringing forward suitable, available and deliverable sites across the High Peak for residential development. Recent examples include land at Manchester Road, Chapel-en-le-Frith; Burlow Road and Heathfield Nook Road, Buxton; Burrfields in Chapel-en-le-Frith; and, Turnlee Road in Glossop.

**Utilities - Please tell us which of the following utilities are available to the site (please select all that apply)**

- Mains water supply

<i>Mains sewerage</i>	<input checked="" type="checkbox"/>
<i>Electric supply</i>	<input checked="" type="checkbox"/>
<i>Gas supply</i>	<input checked="" type="checkbox"/>
<i>Public highway</i>	<input checked="" type="checkbox"/>
<i>Landline telephone/broadband internet</i>	<input checked="" type="checkbox"/>
<i>Public Transport</i>	<input checked="" type="checkbox"/>
<i>Other (please specify)</i>	<input type="checkbox"/>

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

- Physical constraints (topography, trees, other)*
- Flood Risk*
- Infrastructure required*
- Public rights of way cross or adjoin the site*
- Land contamination*
- Access constraints*
- Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

- Immediately*
- Up to 5 years*
- 5 - 10 years*
- 10 – 15 years*
- Beyond 15 years*

Unknown



**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

The site adjoins the built up area boundary and could be developed within 5 years following any grant of planning permission.

There are no known technical constraints that would prevent this site from coming forward for development following any grant of planning permission.

The site is located in close proximity to existing development sites that are being built out by major national developers which demonstrates the strength of the housing market in this location.

**Other Relevant Information – Please use the space below for additional information**

**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

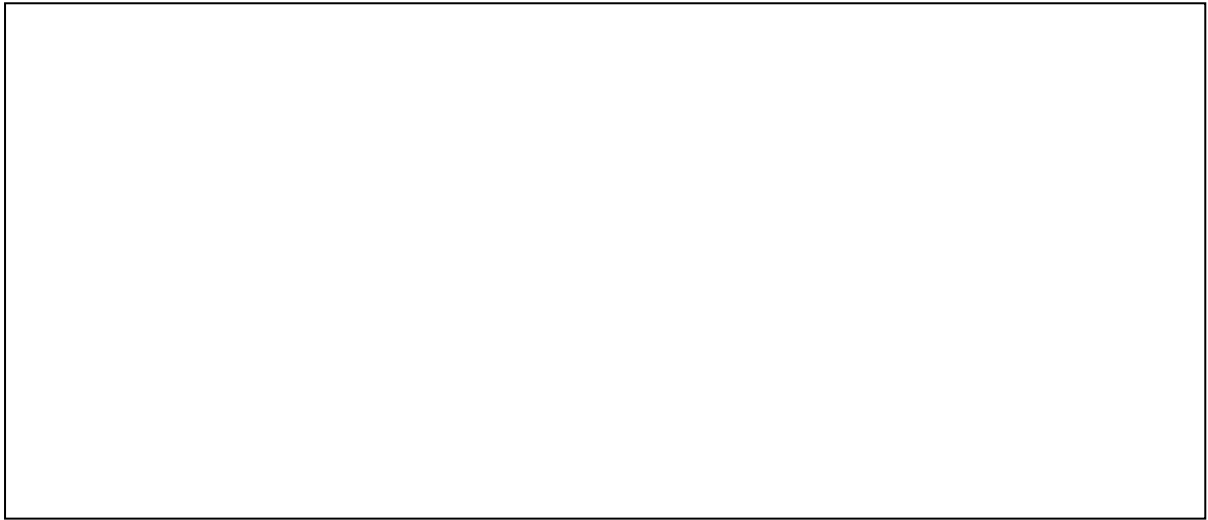
**Please provide a site plan clearly identifying the exact boundaries of the site.**



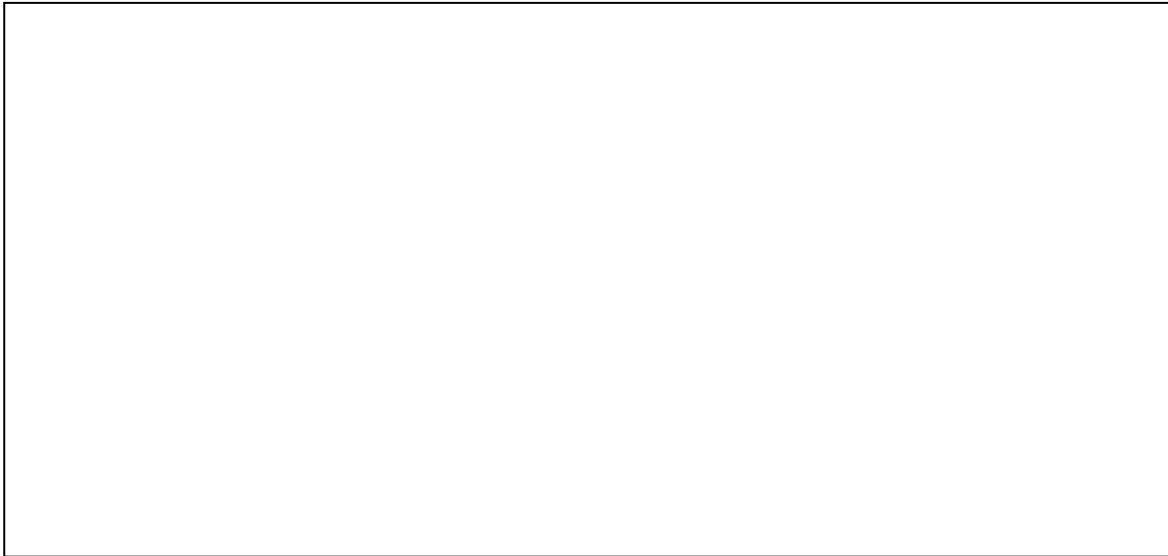
**Location - Is the site in reasonably close proximity to the community it serves?**



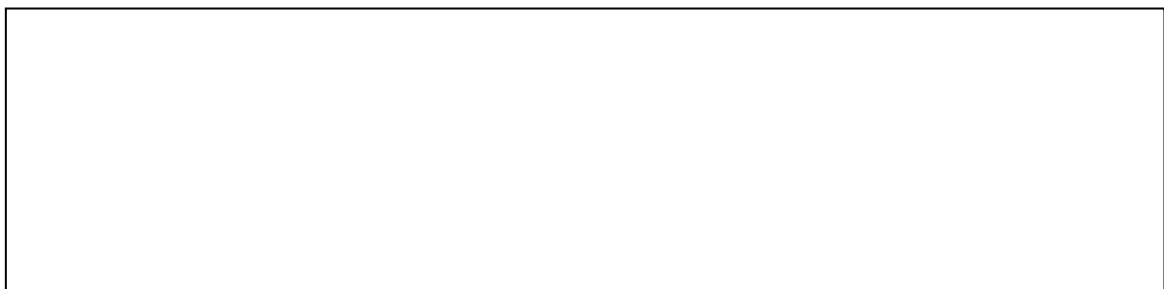
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**



**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

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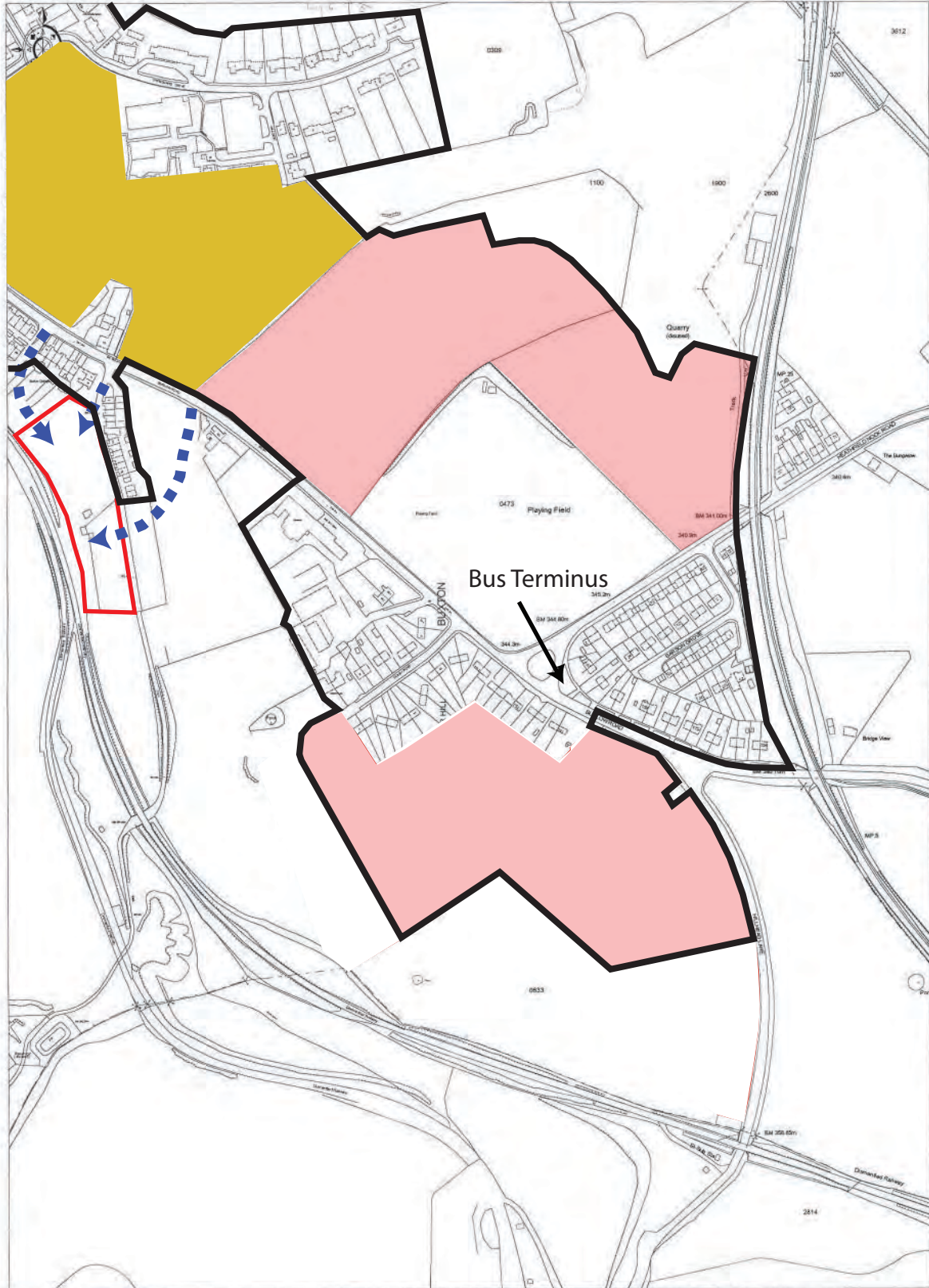
**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature [REDACTED]

Date 03 March 2023

Thank you for completing this response form.



OS Ordnance Survey

© Crown copyright 2003. All rights reserved. Licence Number 100020449. Survey Scale - mixed. Plotted Scale - 1:5000



Potential Points of Access



Site



Built up Area Boundary



Current Local Plan Housing Allocation



Site with planning permission (Reserved Matters Pending)

Drawing Title:  
LAND AT HASLIN ROAD,  
HARPUR HILL, BUXTON

Project:  
HIGH PEAK SHLAA

Client:  
HIGH PEAK LAND LTD

**Knights**  
1759

Development potential	Dwn	Scale	Ckd	Date	Dwg No.	Rev.
	AK	1:5000	CC	19/01/18	SRO19/2-002	



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	█	█
Name	██████████	██████████████████
Job title (if applicable)		██████████████
Organisation (if applicable)	High Peak Homes Limited	Knights
Address	C/O Agent	██ ██████████
Post code		██████████
Telephone no.		██████████████
Email address		██

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

The Local Plan vision should maintain the broad vision set out within the extant Local Plan, which seeks to direct the most growth towards the three largest settlements across High Peak – Glossop, Chapel-en-le-Frith and Buxton. These are the most sustainable settlements in the Borough with existing town centres, employment zones, leisure facilities, health services, and primary and secondary education provision, with each settlement having a railway station to provide modes of sustainable transport as an alternative to private transport.



### Question 3

**What should be the Strategic Objectives for the next Local Plan?**

The strategic objectives of the Local Plan should be as follows:

1. To deliver employment growth across the High Peak across a range of sectors
2. To boost housing growth and delivery through the allocation of strategic housing sites on the edge of the three largest towns and smaller allocations around other sustainable settlements across the Borough
3. To boost the delivery of affordable housing through the allocation of a sufficient range and size of housing sites that are viable and can deliver at least 30% affordable housing as part of their housing mix

### Question 4

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

The proposed housing requirement should be updated and should at least maintain the current housing requirement of 350 dwellings per annum, and ideally, should be increased to 364 dwellings per annum in order to deliver higher levels of economic growth, as well as deliver a higher number of affordable housing across the Borough. The attached analysis provides further justification regarding an update to the annual housing requirement.

### Question 5

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

There should be policies on meeting specific housing needs, including delivering different types of affordable housing products, starter homes, older persons housing needs, and self and custom build housing.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

Since a number of sites that have been permissioned or allocated have been built out since the Local Plan was adopted, the Council should review and update its landscape evidence, given that the context of a number of potential development sites will have changed, and some sites may now be viewed differently in terms of being visible against a backdrop of existing development.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

The largest part of the site is owned by Mr S Robinson and is subject to an option agreement with Seddon Homes. Other parts of the land proposed for the allocation are owned by the following:

Mr and Mrs McCormick

Chapel Camp Site

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes

No

**Does the owner(s) support the development of the site?**

*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land to the west of Long Lane, Chapel-en-le-Frith

Grid reference:

X: 405176

Y: 379990

**Site Area (hectares)**

Approximately 10.9 hectares

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture and part of the site is a camp site

**Type of site e.g. greenfield, previously developed land/brownfield**

greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Site location plan is attached. The blue arrows shown on the plan indicate potential vehicular access locations

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

- Housing*
- Employment*
- Mixed-use (please specify uses)*
- Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

Based on a density of 30 dwellings per hectare, the land could potentially accommodate around 330 dwellings. This will depend upon the location of the proposed access into the site, which could be taken via the caravan site land and/or via the High School. Any access through the High School may necessitate a “land swap” which would also benefit the school if the capacity of the school needs to be increased to meet the projected future number of High School pupils and deliver other improvements which might be necessary.

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

- Site is owned by a developer*
- Site is under option to a developer*
- Enquiries received/ strong interest*
- Site is currently being marketed*
- None*
- Not Known*

## Comments on market interest

The site is being promoted by an experienced land promoter who has a track record of promoting deliverable housing sites across High Peak, many of which have been approved for housing or allocated for development in the extant Local Plan.

The largest part of the site was previously subject to an application for around 210 dwellings in 2015 which was later subject to a dismissed appeal in 2016, which was refused on the basis that it was not an allocated site in the Local Plan and was contrary to policy. It was not refused on accessibility or access grounds.

At the time of the previous application and appeal, the site was subject to an option with a developer (Seddon Homes), who have delivered housing on the neighbouring sites. This option agreement has recently been renewed. As such, were the site to be allocated, the site would be deliverable quickly.

In addition to the above, since the appeal was determined, Seddon Homes and the landowner have been in discussions with the neighbouring landowner (Mr and Mrs McCormick) and the owner of the neighbouring camp site in order to promote a comprehensive development scheme which can easily be linked to the railway station

## Utilities - Please tell us which of the following utilities are available to the site (please select all that apply)

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*



**Please provide any relevant information of likely measures to overcome the above constraints**

With regard to access, a range of access points could be provided into the site. The most feasible access would be through land to the north (Chapel-en-le-Frith High School). Access was a matter of debate when a planning application for 210 dwellings was subject to appeal during 2016. The final route of the access is still subject to commercial negotiation, and the Inspector agreed that it *“would be a step too far to conclude that there is no prospect of access being secured, through commercial negotiation, within the lifetime of any planning permission and it would be inappropriate to dismiss the appeal on this ground”*.

The High School Land is owned by Derbyshire County Council, but operates under a PFI contract (Amber Infrastructure). Discussions have been held previously involving the County Council Children’s Services, the PFI provider and PFI management company, and a representative from Derbyshire County Council responsible for managing PFI projects.

None of the above parties have raised any objection to the principle of providing an access through the High School land or the potential to remodel the existing school buildings to facilitate the access.

The LPA will be aware that the School Governors have previously raised objections to the proposed access route, however ultimately, it will be Derbyshire County Council that will have the final decision. Derbyshire County Council have never said “no” to a potential access route through the school and continue to engage with the landowners when requested to do so.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

<i>Immediately</i>	<input type="checkbox"/>
<i>Up to 5 years</i>	<input checked="" type="checkbox"/>
<i>5 - 10 years</i>	<input type="checkbox"/>
<i>10 – 15 years</i>	<input type="checkbox"/>
<i>Beyond 15 years</i>	<input type="checkbox"/>
<i>Unknown</i>	<input type="checkbox"/>

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

The site adjoins the built up area boundary and development could commence within 5 years following any grant of planning permission.

There are no known technical constraints that would prevent this site from coming forward for development following any grant of planning permission.

**Other Relevant Information – Please use the space below for additional information**

This site has previously been considered within the High Peak SHLAA and was classified as a developable site. Furthermore, the Council's own evidence base to the recently adopted Local Plan, namely the Wardell Armstrong Landscape Study, considered the site to be capable of accommodating development in landscape terms. The site would otherwise be viewed against the backdrop of Chapel-en-le-Frith, and in particular, large man-made structures including the railway embankment and the High School.

The site has been subject to a previous application and appeal (LPA reference HPK/2015/0058).

The appeal was dismissed primarily because it is a large site, and was considered following the adoption of the High Peak Local Plan 2016 and the Chapel-en-le-Frith Neighbourhood Plan. The site was not allocated and the LPA could demonstrate a 5 year housing land supply at that time. There was therefore no need to depart from the development plan and the Inspector dismissed the appeal.

Notwithstanding the above, the site is otherwise technically deliverable, and options to provide a suitable vehicular access remain available.


**Question 9**

**Do you have any site suggestions for Local Green Spaces?**


If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

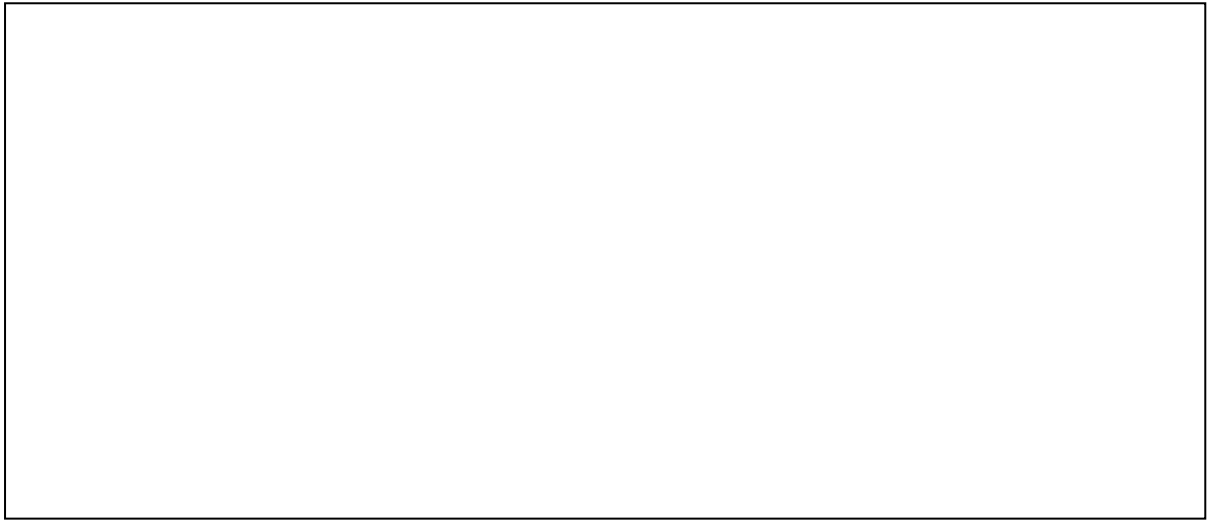
**Please provide a site plan clearly identifying the exact boundaries of the site.**

A large, empty rectangular box with a thin black border, intended for a site plan showing the exact boundaries of the site.

**Location - Is the site in reasonably close proximity to the community it serves?**

A large, empty rectangular box with a thin black border, intended for providing information about the site's location relative to the community it serves.

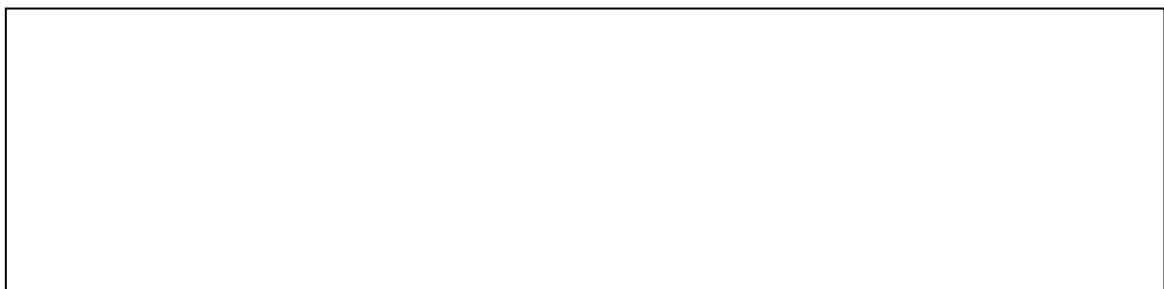
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**



**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

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**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

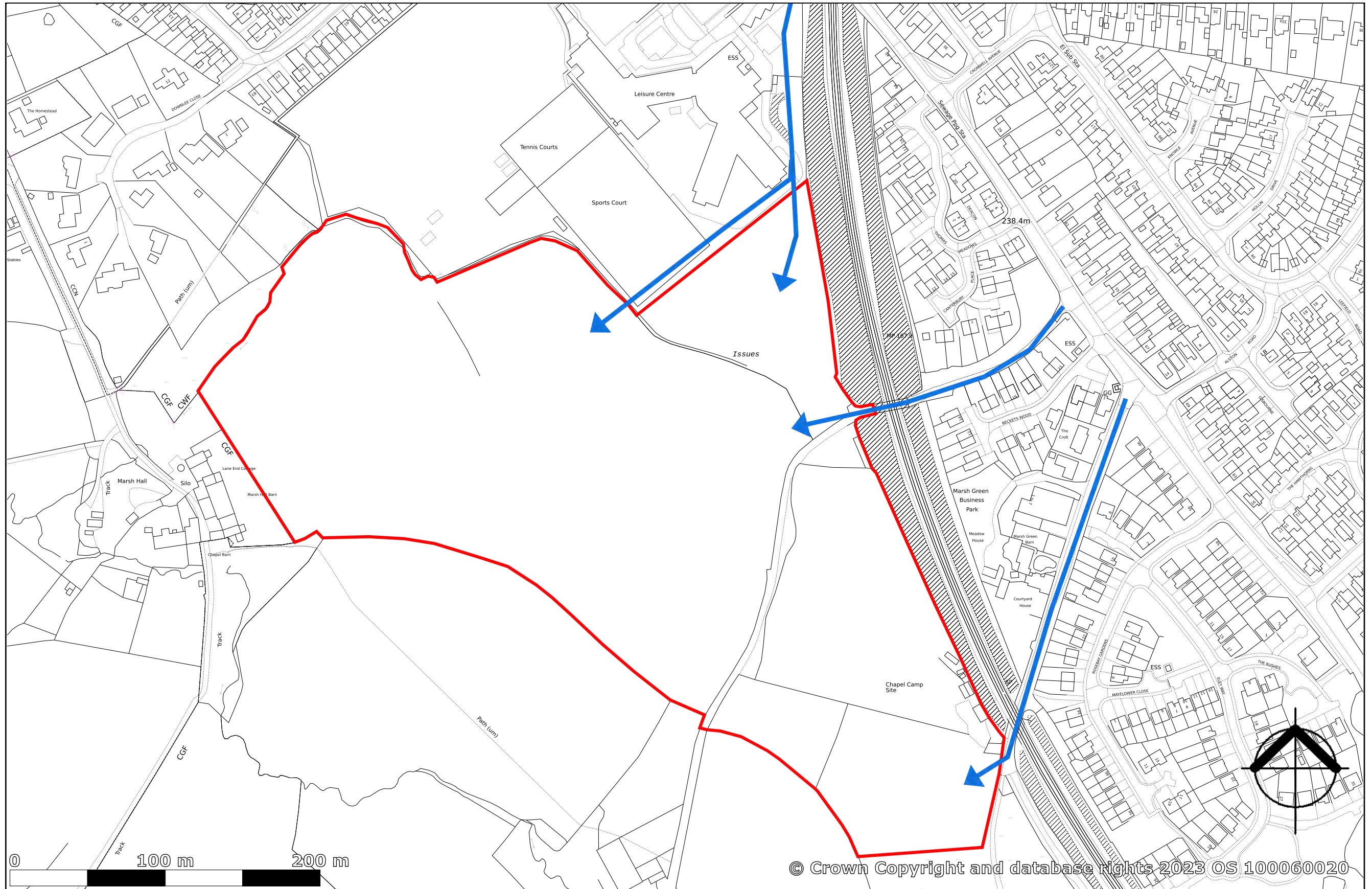
**Current land use**

Signature ████████████████████

Date 03 March 2023

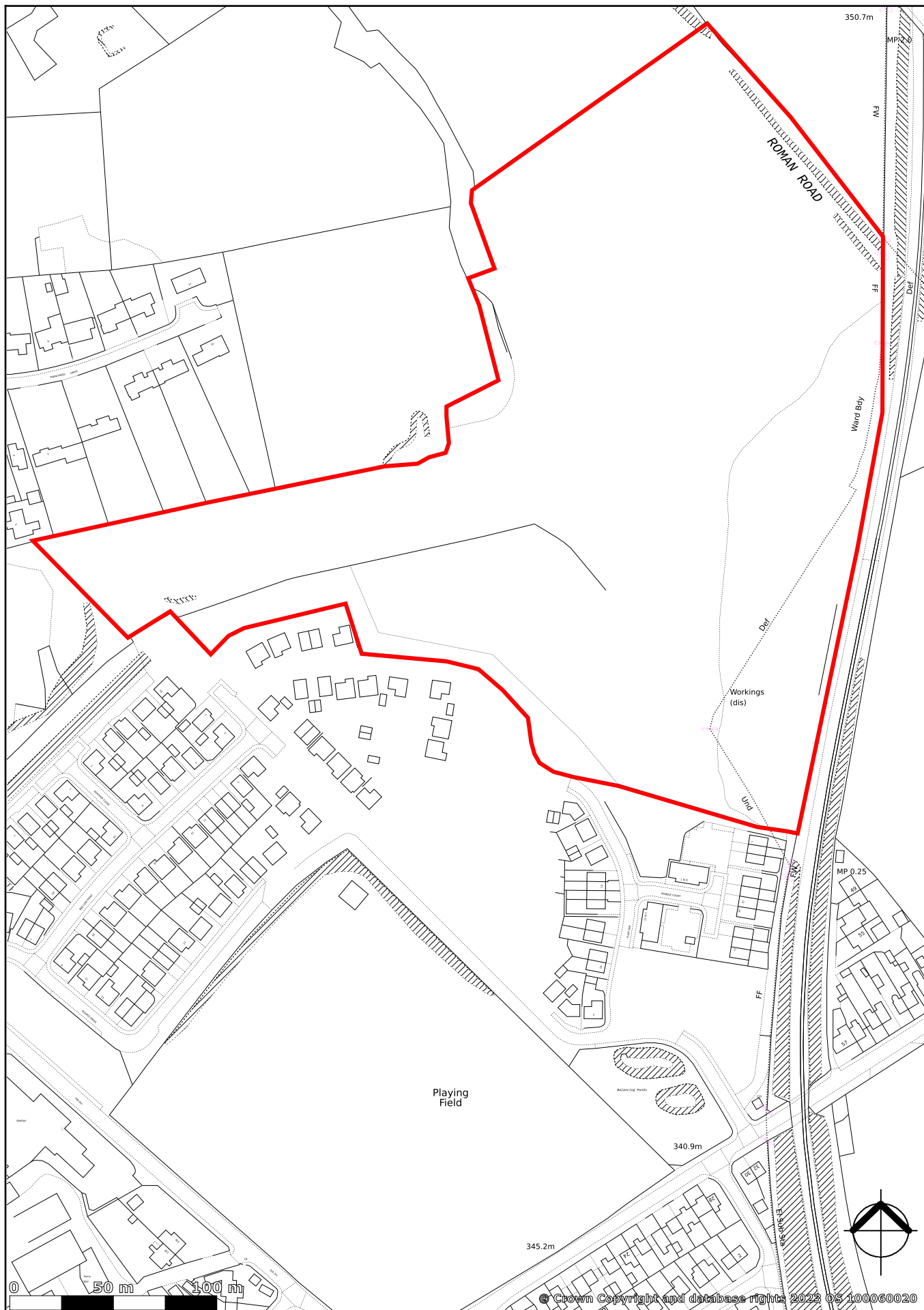
Thank you for completing this response form.

Land Off Long Lane, Chapel-en-le-Frith, High Peak



© Crown Copyright and database rights 2023 OS 100060020

Land North of Heathfield Nook Road, Harpur Hill,  
Buxton





## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	█	█
Name	██████████	██████████████████
Job title (if applicable)		██████████████
Organisation (if applicable)	High Peak Homes Limited	Knights
Address	C/O Agent	██ ██████████
Post code		██████████
Telephone no.		██████████████
Email address		██

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

The Local Plan vision should maintain the broad vision set out within the extant Local Plan, which seeks to direct the most growth towards the three largest settlements across High Peak – Glossop, Chapel-en-le-Frith and Buxton. These are the most sustainable settlements in the Borough with existing town centres, employment zones, leisure facilities, health services, and primary and secondary education provision, with each settlement having a railway station to provide modes of sustainable transport as an alternative to private transport.

### Question 3

**What should be the Strategic Objectives for the next Local Plan?**

The strategic objectives of the Local Plan should be as follows:

1. To deliver employment growth across the High Peak across a range of sectors
2. To boost housing growth and delivery through the allocation of strategic housing sites on the edge of the three largest towns and smaller allocations around other sustainable settlements across the Borough
3. To boost the delivery of affordable housing through the allocation of a sufficient range and size of housing sites that are viable and can deliver at least 30% affordable housing as part of their housing mix

### Question 4

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

The proposed housing requirement should be updated and should at least maintain the current housing requirement of 350 dwellings per annum, and ideally, should be increased to 364 dwellings per annum in order to deliver higher levels of economic growth, as well as deliver a higher number of affordable housing across the Borough. The attached analysis provides further justification regarding an update to the annual housing requirement.

### Question 5

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

There should be policies on meeting specific housing needs, including delivering different types of affordable housing products, starter homes, older persons housing needs, and self and custom build housing.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

Since a number of sites that have been permissioned or allocated have been built out since the Local Plan was adopted, the Council should review and update its landscape evidence, given that the context of a number of potential development sites will have changed, and some sites may now be viewed differently in terms of being visible against a backdrop of existing development.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*



*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

Land Promoter

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

Mrs J Parker

Addresses and contact details can be provided on request.

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes

No

**Does the owner(s) support the development of the site?**

*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land adjacent to approved development sites off Burlow Road and Heathfield Nook Road, Harpur Hill, Buxton  
Grid reference:  
X: 407060  
Y: 370988

**Site Area (hectares)**

Approximately 6.5 hectares

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Site location plan is attached.

**Proposed Future Uses & Potential Site Capacity (please specify)**

*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

Based on a density of 30 dwellings per hectare, the land could potentially accommodate around 195 dwellings.

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site. (please select all that apply)**

- Site is owned by a developer
- Site is under option to a developer
- Enquiries received/ strong interest
- Site is currently being marketed
- None
- Not Known

**Comments on market interest**

The landowner is a developer and land promoter with a strong track record of bringing forward suitable, available and deliverable sites across the High Peak for residential development. Recent examples include land at Manchester Road, Chapel-en-le-Frith; Burlow Road and Heathfield Nook Road, Buxton; Burrfields in Chapel-en-le-Frith; and, Turnlee Road in Glossop.

**Utilities - Please tell us which of the following utilities are available to the site (please select all that apply)**

- Mains water supply

<i>Mains sewerage</i>	<input checked="" type="checkbox"/>
<i>Electric supply</i>	<input checked="" type="checkbox"/>
<i>Gas supply</i>	<input checked="" type="checkbox"/>
<i>Public highway</i>	<input checked="" type="checkbox"/>
<i>Landline telephone/broadband internet</i>	<input checked="" type="checkbox"/>
<i>Public Transport</i>	<input checked="" type="checkbox"/>
<i>Other (please specify)</i>	<input type="checkbox"/>

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

- Physical constraints (topography, trees, other)*
- Flood Risk*
- Infrastructure required*
- Public rights of way cross or adjoin the site*
- Land contamination*
- Access constraints*
- Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

- Immediately*
- Up to 5 years*
- 5 - 10 years*
- 10 – 15 years*
- Beyond 15 years*

Unknown



**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

The site adjoins the built up area boundary and could be developed within 5 years following any grant of planning permission.

There are no known technical constraints that would prevent this site from coming forward for development following any grant of planning permission.

The site is located adjacent to existing development sites that are being built out by Barratt Homes (and in close proximity to other development sites) which demonstrates the strength of the housing market in this location.

**Other Relevant Information – Please use the space below for additional information**

**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

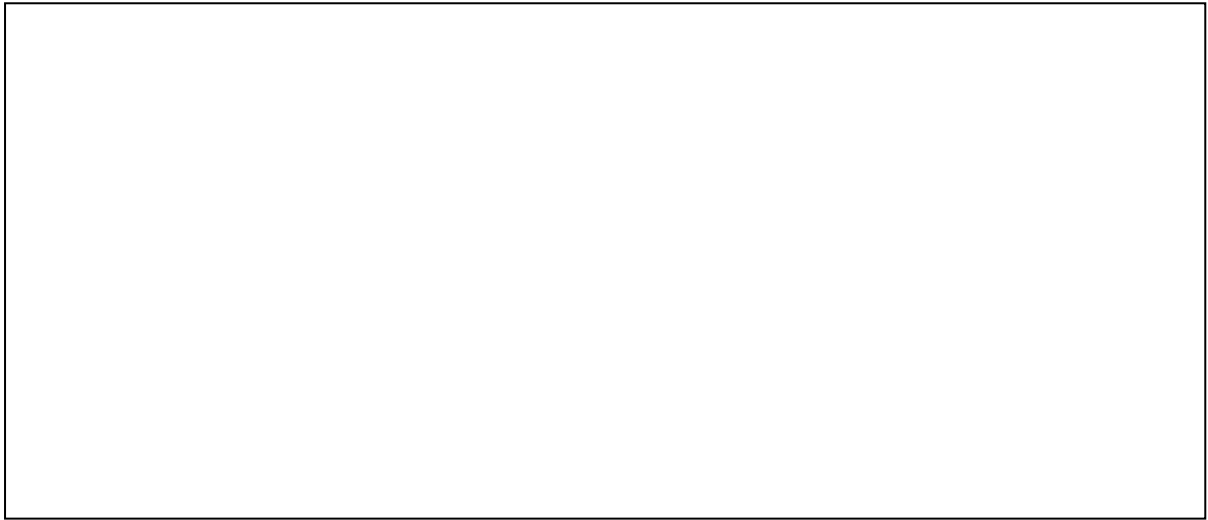


**Location - Is the site in reasonably close proximity to the community it serves?**

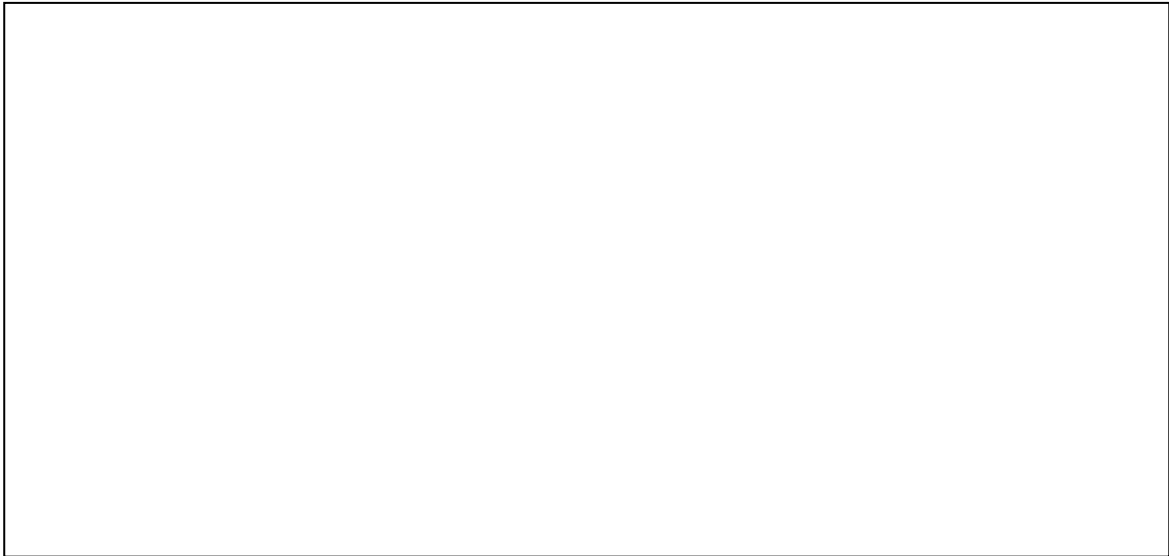


**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

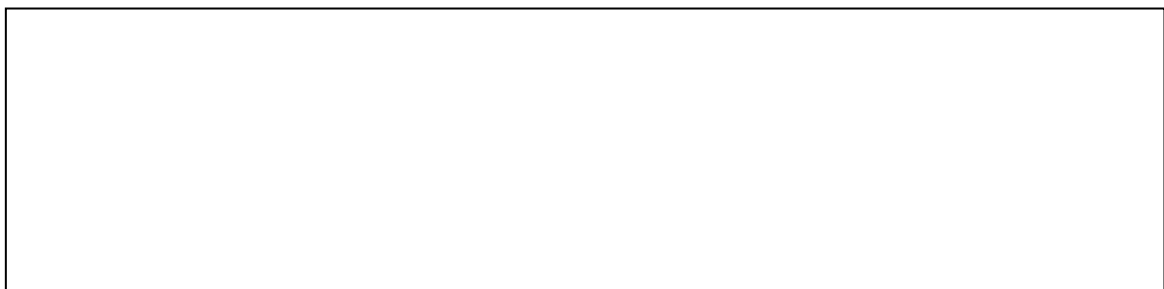




**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

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*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

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**Site location (including grid reference and postcode if known)**

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**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

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*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

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*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature






Date 03 March 2023

Thank you for completing this response form.



— SITE

-  Potential Points of Access - Vehicular & pedestrian
-  Former Local Plan Housing Land Allocation
-  Site

Drawing Title:  
**LAND AT TURNLEE ROAD,  
 GLOSSOP - AERIAL PHOTOGRAPH**

Project:  
**HIGH PEAK LDF  
 REPRESENTATIONS**  
 Client:  
**HIGH PEAK LAND LTD**

Development potential	Dwn AK	Scale NTS	Ckd CC	Date 19/01/18	Dwg No. <b>SRO19.2-005</b>	Rev.
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**Knights**  
 1759

The Brampton, Newcastle-under-Lyme, Staffordshire, ST5 0QW  
 T 01782 619225 F 01782 712522 knightsllp.co.uk





## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023

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	Personal details	Agent's details (if applicable)
Title	█	█
Name	██████████	██████████████████
Job title (if applicable)		██████████████
Organisation (if applicable)	High Peak Homes Limited	Knights
Address	C/O Agent	██ ██████████
Post code		██████████
Telephone no.		██████████████
Email address		██

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Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

The Local Plan vision should maintain the broad vision set out within the extant Local Plan, which seeks to direct the most growth towards the three largest settlements across High Peak – Glossop, Chapel-en-le-Frith and Buxton. These are the most sustainable settlements in the Borough with existing town centres, employment zones, leisure facilities, health services, and primary and secondary education provision, with each settlement having a railway station to provide modes of sustainable transport as an alternative to private transport.

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**What should be the Strategic Objectives for the next Local Plan?**

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3. To boost the delivery of affordable housing through the allocation of a sufficient range and size of housing sites that are viable and can deliver at least 30% affordable housing as part of their housing mix

### Question 4

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

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### Question 5

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

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**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

Land Promoter

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

Mr and Mrs M Taylor

Addresses and contact details can be provided on request.

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes

No

**Does the owner(s) support the development of the site?**

*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land to the west of Turnlee Road, Glossop

Grid reference:

X: 402949

Y: 393162

**Site Area (hectares)**

Approximately 2.3 hectares

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Site location plan is attached.

**Proposed Future Uses & Potential Site Capacity (please specify)**

*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

Based on a density of 30 dwellings per hectare, the land could potentially accommodate around 65 dwellings.

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site. (please select all that apply)**

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**Comments on market interest**

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**Utilities - Please tell us which of the following utilities are available to the site (please select all that apply)**

- Mains water supply



<i>Mains sewerage</i>	<input checked="" type="checkbox"/>
<i>Electric supply</i>	<input checked="" type="checkbox"/>
<i>Gas supply</i>	<input checked="" type="checkbox"/>
<i>Public highway</i>	<input checked="" type="checkbox"/>
<i>Landline telephone/broadband internet</i>	<input checked="" type="checkbox"/>
<i>Public Transport</i>	<input checked="" type="checkbox"/>
<i>Other (please specify)</i>	<input type="checkbox"/>

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

- Physical constraints (topography, trees, other)*
- Flood Risk*
- Infrastructure required*
- Public rights of way cross or adjoin the site*
- Land contamination*
- Access constraints*
- Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

- Immediately*
- Up to 5 years*
- 5 - 10 years*
- 10 – 15 years*
- Beyond 15 years*

Unknown



**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

The site adjoins the built up area boundary and could be developed within 5 years following any grant of planning permission.

There are no known technical constraints that would prevent this site from coming forward for development following any grant of planning permission.

**Other Relevant Information – Please use the space below for additional information**


**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

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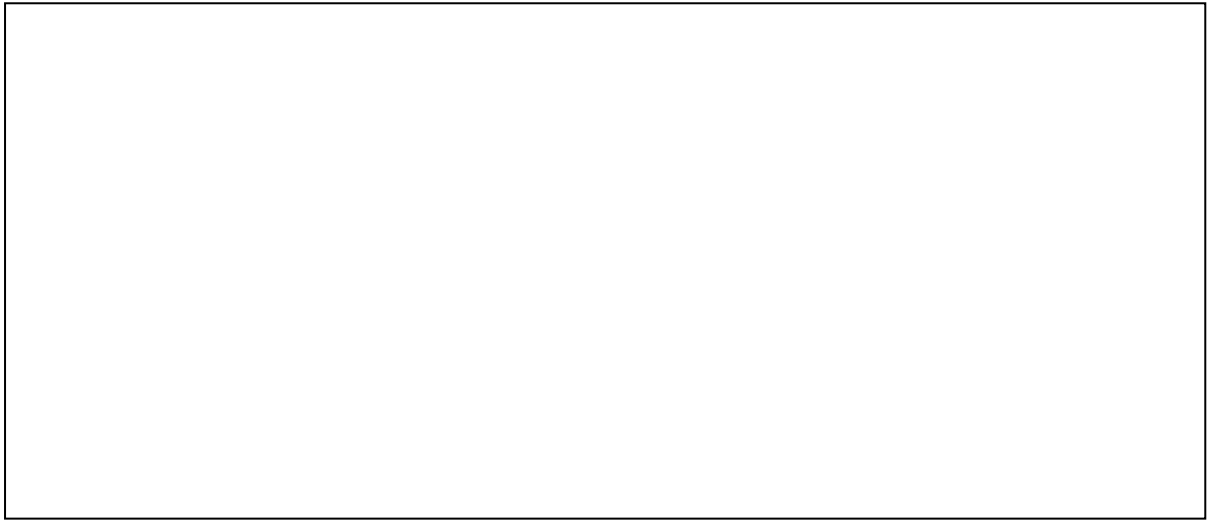
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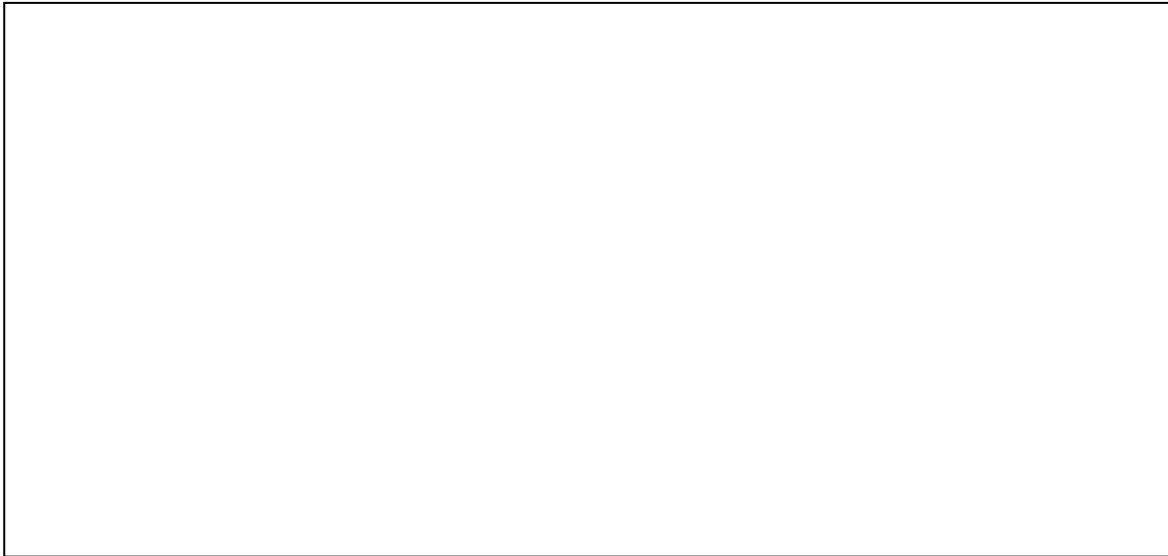
**Location - Is the site in reasonably close proximity to the community it serves?**



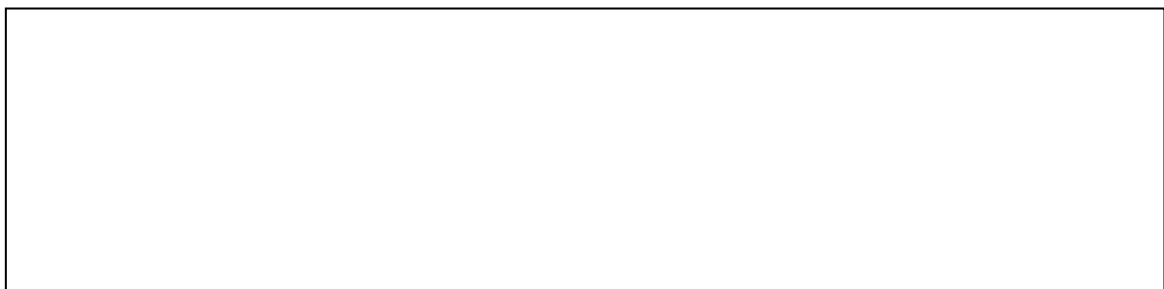
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**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

Yes (full ownership)

Yes (part ownership)

No

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*



**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

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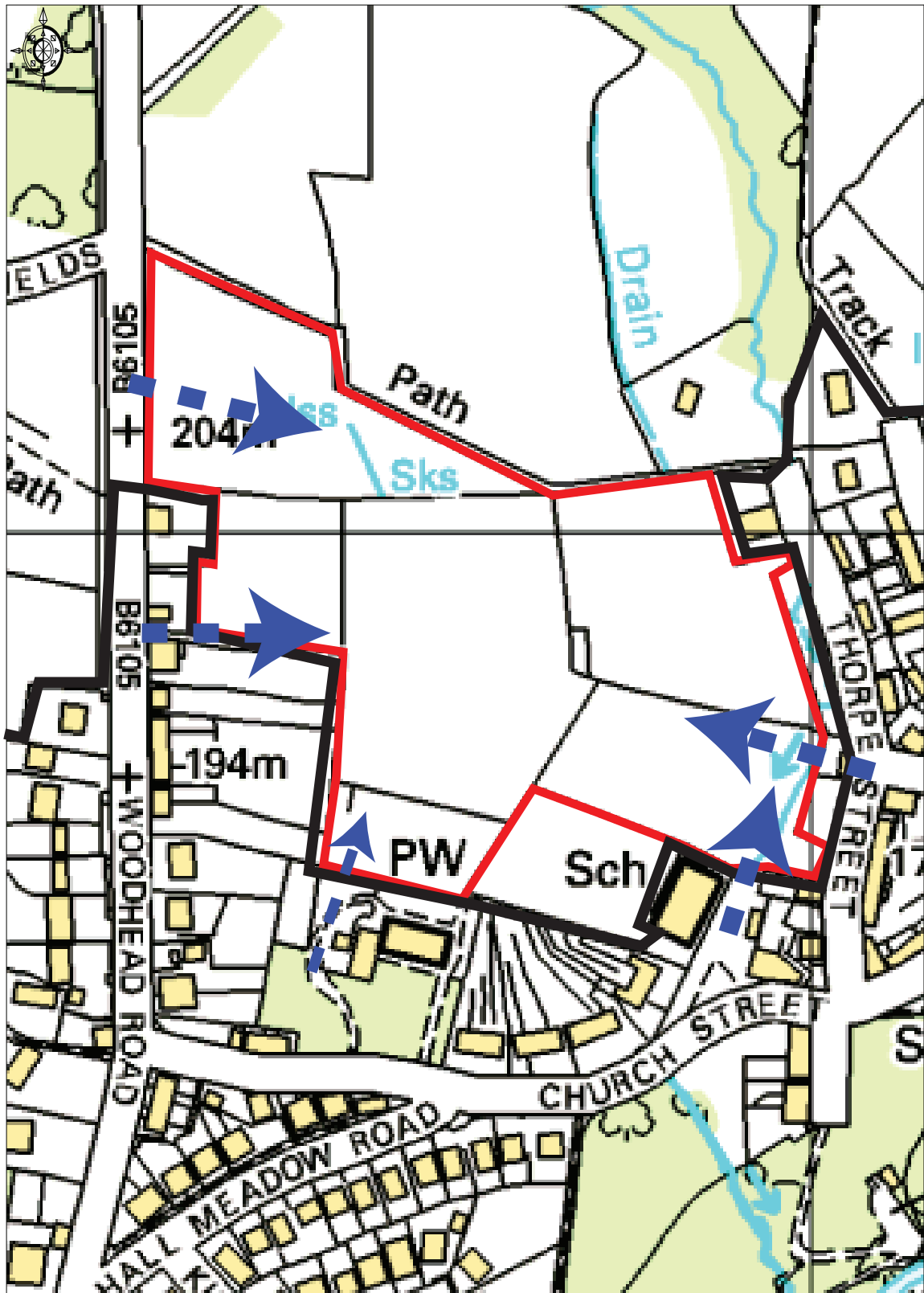
**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature [REDACTED]

Date 03 March 2023

Thank you for completing this response form.



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Potential Points of Access - Vehicular & Pedestrian  
 Site  
 Built up Area Boundary

Drawing Title: <b>LAND AT WOODHEAD ROAD, GLOSSOP</b>				Project: HIGH PEAK LDF SHLAA	
				Client: HIGH PEAK LAND LTD	
Development potential	Dwn AK	Scale 1:2500	Ckd CC	Date 19.01.18	Dwg No. <b>SRO19.2-006</b>
					Rev.

**Knights**  
1759



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	█	█
Name	██████████	██████████████████
Job title (if applicable)		██████████████
Organisation (if applicable)	High Peak Homes Limited	Knights
Address	C/O Agent	██ ██████████
Post code		██████████
Telephone no.		██████████████
Email address		██

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**  
 by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or  
 by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton,  
 Derbyshire, SK17 6EL  
 Alternatively, you can respond online on the Local Plan consultation website  
<https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

The Local Plan vision should maintain the broad vision set out within the extant Local Plan, which seeks to direct the most growth towards the three largest settlements across High Peak – Glossop, Chapel-en-le-Frith and Buxton. These are the most sustainable settlements in the Borough with existing town centres, employment zones, leisure facilities, health services, and primary and secondary education provision, with each settlement having a railway station to provide modes of sustainable transport as an alternative to private transport.

### Question 3

**What should be the Strategic Objectives for the next Local Plan?**

The strategic objectives of the Local Plan should be as follows:

1. To deliver employment growth across the High Peak across a range of sectors
2. To boost housing growth and delivery through the allocation of strategic housing sites on the edge of the three largest towns and smaller allocations around other sustainable settlements across the Borough
3. To boost the delivery of affordable housing through the allocation of a sufficient range and size of housing sites that are viable and can deliver at least 30% affordable housing as part of their housing mix

### Question 4

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No

**Please specify which policy and how it should be updated.**

The proposed housing requirement should be updated and should at least maintain the current housing requirement of 350 dwellings per annum, and ideally, should be increased to 364 dwellings per annum in order to deliver higher levels of economic growth, as well as deliver a higher number of affordable housing across the Borough. The attached analysis provides further justification regarding an update to the annual housing requirement.

### Question 5

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

There should be policies on meeting specific housing needs, including delivering different types of affordable housing products, starter homes, older persons housing needs, and self and custom build housing.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

Since a number of sites that have been permissioned or allocated have been built out since the Local Plan was adopted, the Council should review and update its landscape evidence, given that the context of a number of potential development sites will have changed, and some sites may now be viewed differently in terms of being visible against a backdrop of existing development.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*



*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

Land Promoter

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

Shirley Salt (C/O S. Robinson)  
Neil Sharples (C/O S. Robinson)  
Derek Hadfield (C/O S. Robinson)  
Mr Knight (C/O S. Robinson)

Addresses and contact details can be provided on request.

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes

No

**Does the owner(s) support the development of the site?**

*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land off Woodhead Road, Glossop  
Grid reference:  
X: 403856  
Y: 394967

**Site Area (hectares)**

Approximately 3.6 hectares

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Site location plan is attached.

**Proposed Future Uses & Potential Site Capacity (please specify)**

*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

Approximately 108 dwellings (at a density of 30 dwellings per hectare), taking into account the surrounding character, including listed buildings and the Old Glossop Conservation Area.

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site. (please select all that apply)**

- Site is owned by a developer
- Site is under option to a developer
- Enquiries received/ strong interest
- Site is currently being marketed
- None
- Not Known

**Comments on market interest**

The landowner is a developer and land promoter with a strong track record of bringing forward suitable, available and deliverable sites across the High Peak for residential development. Recent examples include land at Manchester Road, Chapel-en-le-Frith; Burlow Road and Heathfield Nook Road, Buxton; Burrfields in Chapel-en-le-Frith; and, Turnlee Road in Glossop.

**Utilities - Please tell us which of the following utilities are available to the site (please select all that apply)**

- Mains water supply

<i>Mains sewerage</i>	<input checked="" type="checkbox"/>
<i>Electric supply</i>	<input checked="" type="checkbox"/>
<i>Gas supply</i>	<input checked="" type="checkbox"/>
<i>Public highway</i>	<input checked="" type="checkbox"/>
<i>Landline telephone/broadband internet</i>	<input checked="" type="checkbox"/>
<i>Public Transport</i>	<input checked="" type="checkbox"/>
<i>Other (please specify)</i>	<input type="checkbox"/>

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

The site is located within the setting of a Grade II Listed Building and the Old Glossop Conservation Area.

The site was identified as a proposed housing allocation in the 2016 High Peak Local Plan that was submitted for examination, the allocation being supported by officers of the LPA.

During the examination of the Local Plan, Historic England raised concerns in relation to the proposed allocation.

The Inspector conducting the examination then requested that the LPA prepare a full heritage and landscape appraisal to determine whether or not it would be appropriate to allocate the site for housing.

The Inspector concluded that whilst there would be some harm as a result of allocating the site, the harm would be less than substantial. The Inspector accepted the benefits of the proposal in terms of housing delivery and economic benefits, however because the Council's housing requirement figure was reduced from 420 dwellings per annum to 360 dwellings per annum through the course of the examination, the Inspector concluded (based on the evidence before him at that time) that sufficient deliverable housing allocations were available to meet the Local Plan housing requirement which negated the public benefits of the proposed allocation, so this site was removed as a housing allocation in the now adopted Local Plan.

It is considered that any future allocation of this site could be informed by a detailed design code or development brief which identifies developable areas, housing densities, scales and architectural styles, areas of open space, materials and landscaping.

The landowners would be willing to work together with the LPA to bring forward a suitable design code/development brief, that could be carefully worked up and utilised to inform any potential housing allocation for Glossop.

Notwithstanding the heritage issues that were raised at the Local Plan examination, such issues were raised without the benefit of a detailed site layout plan to demonstrate how a housing site would address and respect the heritage and landscape characteristics of the site and the surrounding area. Historic areas across the whole country change over time, as does their setting, and there are many examples where the new has successfully integrated with the old. It is considered that a more detailed consideration of these issues in this case, considered through detailed design codes and detailed proposals would demonstrate that an appropriate housing development could be delivered on this site.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**

*(please select one answer)*

*Immediately*

*Up to 5 years*

*5 - 10 years*

*10 – 15 years*

*Beyond 15 years*

*Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

The site adjoins the built up area boundary of Glossop. The site could be developed within 5 years following any grant of planning permission, subject to a fully considered design and layout being prepared.

Barratt Homes have previously expressed a strong interest in developing the site, which demonstrates that the site would be deliverable following any allocation or grant of outline planning permission.

**Other Relevant Information – Please use the space below for additional information**

**Question 9**

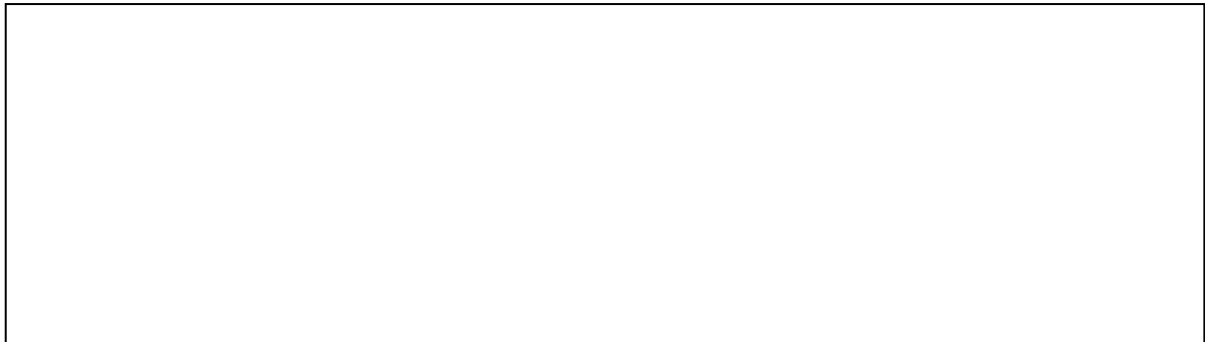
**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**



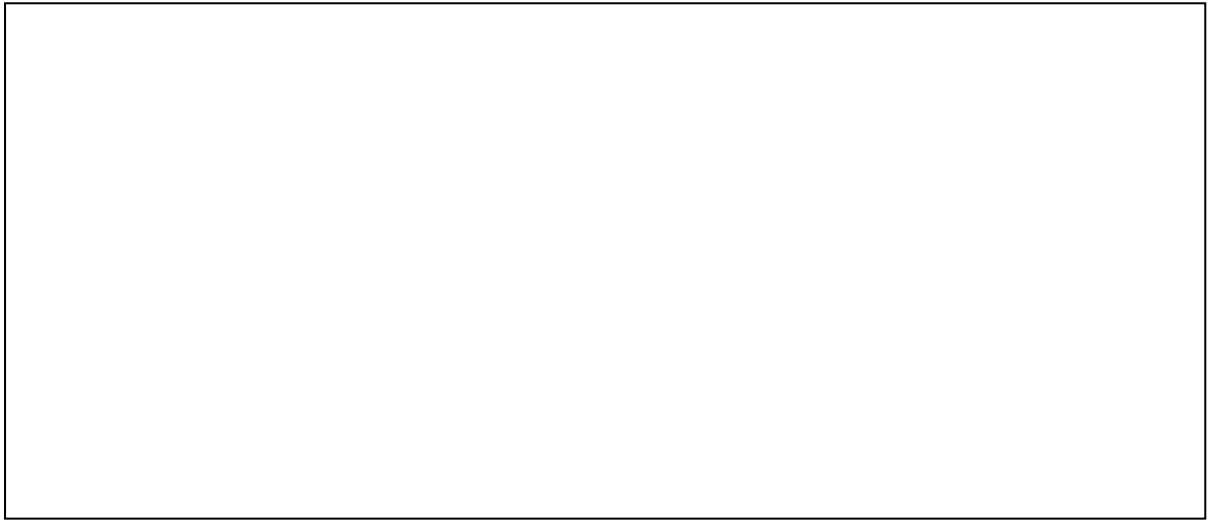
**Please provide a site plan clearly identifying the exact boundaries of the site.**



**Location - Is the site in reasonably close proximity to the community it serves?**



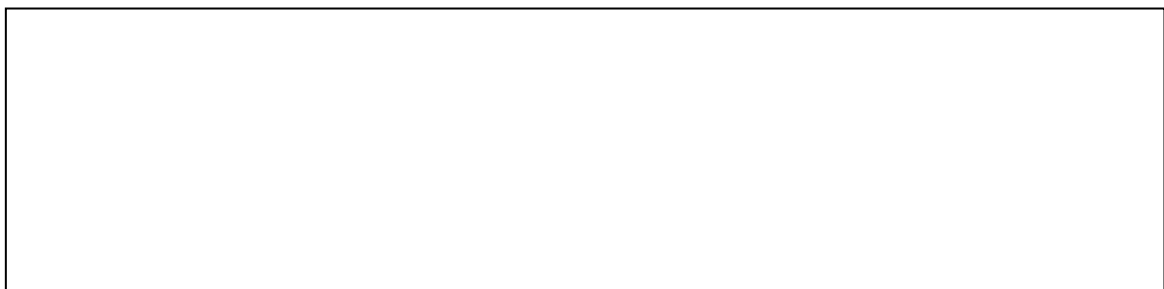
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature ████████████████████

Date 03 March 2023

Thank you for completing this response form.





Historic E

MIDLANDS OFFICE

High Peak Borough Council

FAO  
Local Plans Team

Telephone:  
Email:



3 March 2023

Dear Sir, Madam,

**Re: High Peak Local Plan Review early engagement consultation, March 2023**

Thank you for consulting Historic England on the above consultation. We have the following comments to raise below:

We welcome the opportunity to engage with the council at an early stage and to ensure that the historic environment is fully considered at the outset.

We welcome Section One, clause d which references the historic environment as a key issue for the Local Plan Review to consider. We would be supportive of a specific section within the Local Plan Review which considers the historic environment, including an historic environment specific policy. We are also supportive of ensuring that the historic environment is fully embedded within the Plan from the Vision of the document through to the policies, the assessment and consideration of appropriate site allocations and the monitoring framework. Historic England are available to offer advice and attend a meeting if this would be useful.

Section Two assesses new areas for consideration including climate change and biodiversity and we are keen to ensure that within these areas the historic environment is also fully considered.

Question One, we are keen to see how the historic environment and the Council's positive approach to the historic environment including protecting and enhancing the significance of heritage assets, including their setting, is fully considered within the Local Plan Review process.

Question Two, we would be supportive of a spatial vision which includes the vibrant and special historic environment, character and local distinctiveness of the area.

Question Three, we consider that there should be a separate objective for the Local Plan Review which considers the historic environment, and this can then feed into the Strategic Environmental



Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.

Assessment (SEA) process by linking in with a specific historic environment objective within this process too.

Question Four, we are keen to understand if the existing historic environment policy has been working, in guiding appropriate planning decisions and outcomes. It would be a beneficial time to refresh the historic environment policy and ensure that it is fit for purpose.

Question Five, the Plan could include reference to the Heritage Action Zone (HAZ) in Buxton for example and consider how lessons learnt from this process could benefit the wider historic environment of the area. We have additional comments below.

Question Six, we are keen to ensure that the Local Plan Review is fully evidenced by appropriate and justified evidence relating to the historic environment. This could include evidence such as Heritage Impact Assessment work for proposed site allocations, updating Conservation Area Appraisals and Management Plans, landscape and townscape character assessments for example. As the Plan develops and we are able to understand the direction the Council is taking we may be able to offer more specific advice.

Historic England have been working closely with the Council and its partners and we are keen to ensure that any progress made, and opportunities still to be realised, are supported by the Local Plan process; including but not exhaustive too:

- Buxton Crescent;
- Buxton Future High Streets;
- Buxton High Street HAZ;
- Tor Vale Mill;
- Melandra Roman Fort (Gamesley);
- To work with the University of Derby to support the conservation and viable future uses of the Buxton Dome;
- Support efforts to protect and conserve assets including the Eagle Parade Fountain, Cowdale Quarry and Stodhart Tunnel as examples;
- Consider heritage at risk in the borough generally and assess how the Local Plan Review process can support positive change.

The High Peak Council area is an area with a special historic environment and a significant number of designated and non designated heritage assets, and we are keen to ensure that these are fully protected and enhancements are sought wherever possible.



Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.



We would recommend that the Council access the planning advice pages on Historic England's website and of particular relevance are the Good Practice Advices Notes 1-3 and Historic Environment Advice Notes 3 and 8 (others may also be appropriate). Link below:

<https://historicengland.org.uk/advice/planning/planning-system/#Section5Text>

We welcome the opportunity to comment at this time and are available for any questions if you have any. If you consider that a meeting would be appropriate, then we are available to attend.

Kind regards



Kezia Taylerson

Historic Environment Planning Adviser (Midlands)



Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.



## Comment

**Agent** Alistair Grills (1334492)

**Email Address** [REDACTED]

**Address**

**Consultee** Moe Kohli (1334493)

**Email Address** [REDACTED]

**Company / Organisation** Hoffman Quarry Ltd

**Address** [REDACTED]  
[REDACTED]  
[REDACTED]

**Event Name** High Peak Local Plan - Early Engagement

**Comment by** Hoffman Quarry Ltd ( Moe Kohli - 1334493)

**Comment ID** LPEA40

**Response Date** 21/02/23 12:55

**Consultation Point** Question 7 ([View](#))

**Status** Submitted

**Submission Type** Web

**Version** 0.15

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**  Owner of the site

**Are you the sole or part owner of the site?**  Sole Owner

**Does the owner(s) support the development of the site?**  Yes

### Site location (including grid reference and postcode if known)

Hoffman Quarry

Harpur Hill

Buxton

SK17 9HP

**Site Area (hectares)** 24.13

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Unused

**Type of site e.g. greenfield, previously developed land/brownfield**

Brownland (former quarry)

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Hoffman Quarry - LR - Redline Location Map.pdf

**Proposed Future Uses & Potential Site Capacity (please specify)**

- . Housing
- . Employment
- . Mixed-use (please specify uses)
- . Self-build & custom-build housing

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

Not known

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

- . Site is owned by a developer

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)**

- . Other (please specify)

**Utilities - comments**

Not known

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

- . Physical constraints (topography, trees, other)
- . Infrastructure required
- . Access constraints

**Please provide any relevant information of likely measures to overcome the above constraints**

Ongoing negotiations with adjoining owners

**Timescales - Please indicate the approximate timescale for when the site will become available for development**

Immediately

**Other Relevant Information – Please use the space below for additional information**

Please see response to Q12 below in respect of other uses which should be considered for the site.

**Question 10**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Hoffman Quarry**

**Harpur Hill**

**Buxton**

**SK17 9HP**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Hoffman Quarry - LR - Redline Location Map.pdf  
(13)

**Do you own the site?**

Yes (full ownership)

**Please specify if you also own/control adjacent land.**

No

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

Ongoing negotiations with adjoining landowners

**Please specify the current land use.**

Unused - disused quarry etc

**If the land is in any existing ecological schemes, please specify until when.**

No

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

The Hoffman Quarry site and pond/lake have suffered from a high number of informal leisure visits by the public in recent years, particularly during the summer. This access needs to be controlled through the appropriate re-use of the site. Ecological improvements will form part of any viable proposals for the re-use of the site.

**Question 11**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Hoffman Quarry**

**Harpur Hill**

**Buxton**

**SK17 9HP**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Hoffman Quarry - LR - Redline Location Map.pdf  
(12)

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

Wind turbines, solar farm or other

**Do you own the site?**

Yes (full ownership)

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

Yes

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

None

**Current land use (including agricultural land quality rating if relevant)**

Unused former quarry

**Proposed grid connection point (if known)**

Not known

## **Question 12**

**What use is the site proposed for?**

In addition to the full range of residential and/or employment uses (see Q7 & Q8 responses above) and energy generation uses (see Q11 response above), the site should be considered for the following uses:

- . Hotel
- . Residential Institution inc. medical, care home or tertiary education
- . Storage/Distribution (both enclosed & open storage)
- . Non-Residential Institutions inc. education, training centre & medical clinic
- . Assembly & Leisure inc. outdoor adventure centre or sport, cultural or heritage facility
- . Retail
- . Ancillary Retail/Commercial to support other uses, e.g. small or specialist shops, public house, café/restaurant, drive-thru coffee shop, farm shop, etc
- . Sui generis uses inc. garden centre, builders yard, car storage/sales.
- . Quarrying & mineral extraction

**Site location (including grid reference and postcode if known)**

**Hoffman Quarry**

**Harpur Hill**

**Buxton**

**SK17 9HP**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

Hoffman Quarry - LR - Redline Location Map.pdf  
(11)

**Do you own the site?**

Yes (full ownership)

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

Ongoing negotiations with adjacent landowner to secure access

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

None

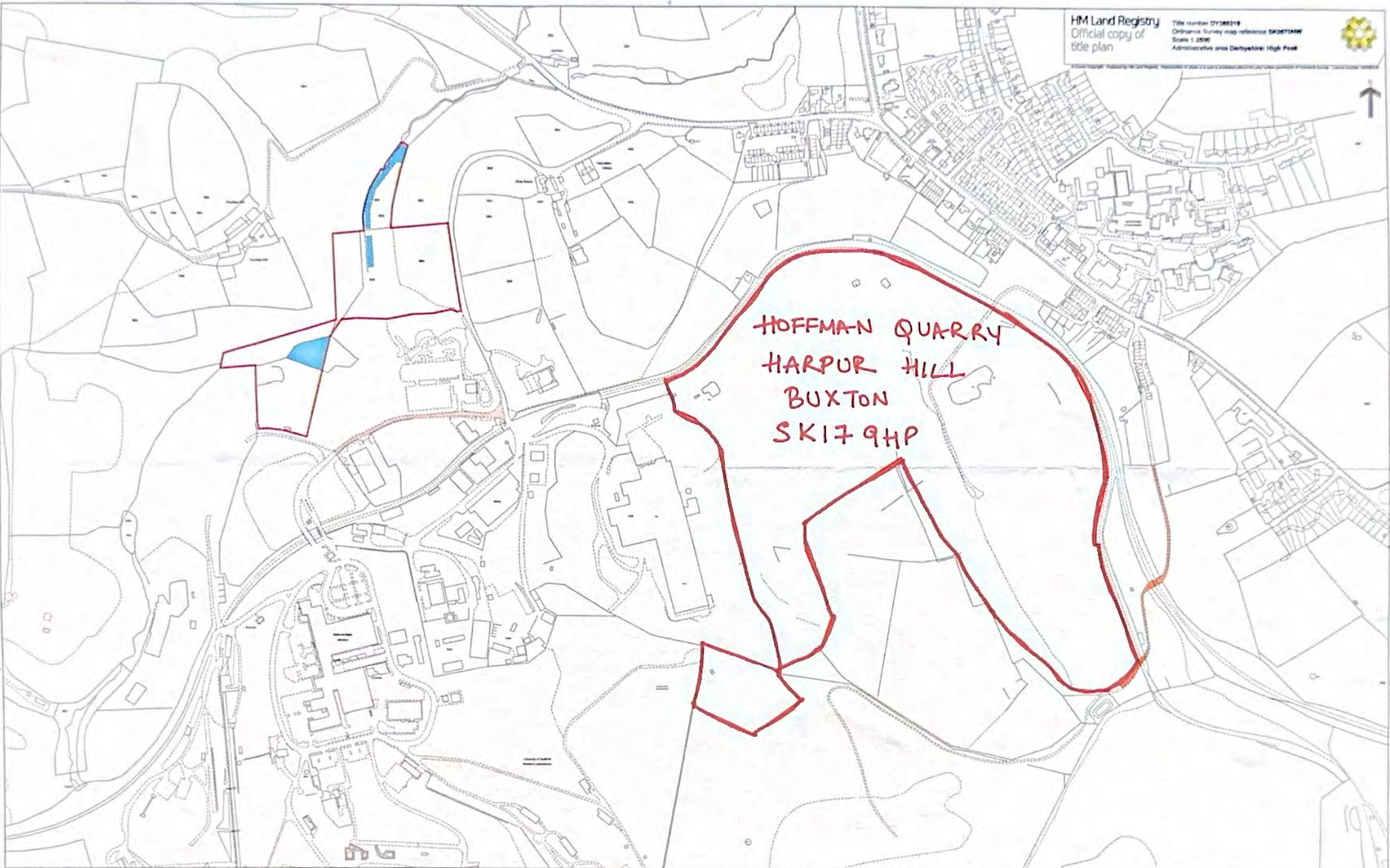
**Current land use.**

Unused - Disused quarry etc



HM Land Registry  
Official copy of  
title plan

Title number DV138219  
Ordnance Survey map reference SK26759W  
Scale 1:2500  
Administrative area Derbyshire High Peak



This official copy issued on 29 June 2025 shows the state of this title plan on 29 June 2025 at 11:02:16.  
It is admissible in evidence to the same extent as the original (s.67 Land Registry Act 2002).  
This title plan shows the general position, not the exact line of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.  
This site is dealt with by HM Land Registry, Durham Office.

Name : Ros Holmes  
(Formerly High Peak Resident)

Dear Planning Policy Team,

I would like you to consider these comments as part of your early engagement in preparation for the next LDP or a revision of the current one.

Question 3: What should be the Strategic Objectives for the next Local Plan?

To reduce the environmental impact of the LDP – specifically housing and transport.

- Always give priority to building on ‘brownfield’ sites in preference to ‘greenfield’.
- Actively encourage the use of alternative building methods such as ‘insulated concrete formwork, ICF’, timber frame and other highly insulated, possibly pre-fabricated building methods. Stop allowing builders to use ‘block and brick’ as their default method because that is what they have always done.
- Look to integrating ‘green walls’ and ‘green roofs’ especially on industrial units, factories, supermarkets and large social/communal buildings.
- As gas boilers are being phased out in 2025 reflect this in a requirement to have air source/ground source or water source heating fitted at build stage – and start to retrofit in all publicly owned buildings. Promote the government grant available to increase the minimal uptake.
- Insist electric vehicle charging points are fitted to each and every new build – not shared, one each.
- Planning to require all new build properties to be fitted with LED lighting at build stage, and to encourage the use of ‘light tunnels’ and solar panels.
- Consider ‘solar gain’ at planning prior to build stage and orient design to take advantage of being south facing.
- All HPBC heavy diesel vehicles to be retro-fitted to hydrogen. Not a massive task, but requires storage facilities (see JCB).
- All HPBC cars and small vans to become electric.
- Work with bus companies to convert to hydrogen or electric.
- Consider something like CopenHill as the future of recycling and waste disposal as an alternative to landfill and a visitor attraction.

[https://url6.mailanyone.net/scanner?m=1pXQL3-0006fm-4P&d=4%7Cmail%2F90%2F1677691800%2F1pXQL3-0006fm-4P%7Cin6m%7C57e1b682%7C10609168%7C13286642%7C63FF8C89713179A631A29F5EA9DE5436&o=%2Fphtw%3A%2Fwtsciw.pitovs.aenenchghom%2Fgenacpnenna ni%2Flhog%2Flenicp8dl-2108gk73&s=PUU8fWE\\_g\\_gZSBIWFz5Ctm1gy4](https://url6.mailanyone.net/scanner?m=1pXQL3-0006fm-4P&d=4%7Cmail%2F90%2F1677691800%2F1pXQL3-0006fm-4P%7Cin6m%7C57e1b682%7C10609168%7C13286642%7C63FF8C89713179A631A29F5EA9DE5436&o=%2Fphtw%3A%2Fwtsciw.pitovs.aenenchghom%2Fgenacpnenna ni%2Flhog%2Flenicp8dl-2108gk73&s=PUU8fWE_g_gZSBIWFz5Ctm1gy4)

<https://url6.mailanyone.net/scanner?m=1pXQL3-0006fm-4P&d=4%7Cmail%2F90%2F1677691800%2F1pXQL3-0006fm-4P%7Cin6m%7C57e1b682%7C10609168%7C13286642%7C63FF8C89713179A631A29F5EA9DE5436&o=%2Fphta%3A%2Fptscheraari-mttircrecuhtooe.e%2Fcpcm-lnha-awile-steo-netn-rg-latypshwiia-kt-%23o-s~e%2F%3Alpox%3Aa%3DLcetn%25te20i%25d2%25a0A0er2mgp2innCoe%250iehah>

<https://www.glossop.gov.uk/development/consultation/2014-15%20Cwtgn0a%252r%252u0ne%25bar0rcn22ieacn%250toretne&s=DOfdFLjFu3r70MuTNHwaB9GgKJE>.

Question 7. Do you have any site suggestions for housing?

Yes. The site of the former Shepley Mill on George Street, Glossop – currently designated LGS. This should have its ‘regeneration area’ status restored. It is an ideal site for a development similar to the McCarthy and Stone Calico Court and could probably accommodate around 100 retirement units (freeing up family homes). Alternative uses could be a combined fire, police and ambulance hub – the difference in levels would allow considerable underground parking. Access could be from the river side of the Central Methodist Church joining the current ambulance station to the site; or the CMC could be relocated to the ambulance station site or just be the subject of a CPO.

Combined with the Old Glove Works car park, there is also enough space for a leisure complex, say cinema and ice rink/bowling alley which would be a great asset and remove the need for Glossopians to travel.

The 2014 HPBC ‘LANDSCAPE IMPACT ASSESSMENT’ report said ‘development along George Street could be used to further increase its significance to the community, encouraging its use as a pedestrian route and open up access to the town centre’. This suggests a row of terraced houses. It is a brownfield site and should be developed.

As HPBC has already discussed the ‘proposal to develop’ the land in 2020, there appears to be support for this – it is just a matter of deciding upon an appropriate development.

Question 9 Do you have any site suggestions for Local Green Spaces?

Yes. Roughfields, Padfield.

Yes. Bluebell wood, Dinting/Gamesley. It was a nature reserve in the 1970s and is a truly ancient habitat that should be protected. Home to bats, badgers, newts and trees that are more than a century old.

<https://url6.mailanyone.net/scanner?m=1pXQL3-0006fm-4P&d=4%7Cmail%2F90%2F1677691800%2F1pXQL3-0006fm-4P%7Cin6m%7C57e1b682%7C10609168%7C13286642%7C63FF8C89713179A631A29F5EA9DE5436&o=%2Fphtw%3A%2Fwtseow.cgl.gopko.%2Fmasu%2F2.%405647234418%2C6973-.%2F937a4md%2C7%21%21taem11%3D3%26l3%3Fuenah%3D0%3Dresuht&s=OWGjjlPkOAX1U6R3KuEILy7G44>

Regards  
Ros Holmes

The Old Glove Works

George Street,

Glossop.

SK13 8AY

03/03/23

Dear Planning Policy Team,

I am submitting these comments on behalf of myself, Charlotte Wharton, and my company James Edmund Wharton Limited who own the Old Glove Works.

I would like you to consider these comments as part of your early engagement in preparation for the next LDP or a revision of the current one.

Question 7. Do you have any site suggestions for housing?

I would also like the Council to consider the subject of a recent FOI request and complaint to the ICO made by my company - HPFOI2021/22-0924

It was brought to my attention that HPBC have held off-the-record meetings discussing the development of part of my property, the Old Glove Works car park – which they are referring to as ‘George Street Wood’.

It is possible there was an undeclared conflict of interest in this site relating to the previous development plan and a small pressure group calling itself ‘Friends of George Street Wood’; I believe this conflict allowed my car park to be designated not only a LGS but also have a TPO imposed upon it – it is a car park with one sycamore.

It has just taken me 2 years to have members of FOGSW evicted from my car park.

My company, JEWL, bought the Old Glove Works and the Old Glove Works car park in 2014 and invested over a million pounds in the redevelopment of what was a very shabby area. At that time, it was designated a ‘regeneration area’ and we intended to build a development of 6 to 9 flats on the car park. However, HPBC managed to include the car park in the 2016 LDP as a designated ‘local green space’. This action has deprived my company of a development opportunity running into many thousands of pounds; as HPBC are now holding closed-door meetings discussing the development of my company’s property they cannot have any valid objections to removing the LGS designation, reinstating the ‘regeneration area’ status and removing the TPO returning the area to ‘conservation area’ status.

Wharton Building Projects Ltd support the redevelopment of the whole of the rest of the former Shepley Mill site. We also support Mr Rimmer’s comments copied below.

Charlotte Wharton for Wharton Building Projects

### Question 3: What should be the Strategic Objectives for the next Local Plan?

To reduce the environmental impact of the LDP – specifically housing and transport.

- Always give priority to building on ‘brownfield’ sites in preference to ‘greenfield’.
- Actively encourage the use of alternative building methods such as ‘insulated concrete formwork, ICF’, timber frame and other highly insulated, possibly pre-fabricated building methods. Stop allowing builders to use ‘block and brick’ as their default method because that is what they have always done.
- Look to integrating ‘green walls’ and ‘green roofs’ especially on industrial units, factories, supermarkets and large social/communal buildings.
- As gas boilers are being phased out in 2025 reflect this in a requirement to have air source/ground source or water source heating fitted at build stage – and start to retrofit in all publicly owned buildings. Promote the government grant available to increase the minimal uptake.
- Insist electric vehicle charging points are fitted to each and every new build – not shared, one each.
- Planning to require all new build properties to be fitted with LED lighting at build stage, and to encourage the use of ‘light tunnels’ and solar panels.
- Consider ‘solar gain’ at planning prior to build stage and orient design to take advantage of being south facing.
- All HPBC heavy diesel vehicles to be retro-fitted to hydrogen. Not a massive task, but requires storage facilities (see JCB).
- All HPBC cars and small vans to become electric.
- Work with bus companies to convert to hydrogen or electric.
- Consider something like CopenHill as the future of recycling and waste disposal as an alternative to landfill and a visitor attraction.

<https://www.visitcopenhagen.com/copenhagen/planning/copenhill-gdk1088237>

<https://parametric-architecture.com/copenhill-a-waste-to-energy-plant-with-a-ski-slope/#:~:text=Located%20in%20Amager%20in%20Copenhagen,with%20an%20urban%20recreation%20center.>

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Warm Regards

Charlotte Wharton

Managing Director

James Edmund Wharton Limited

Joanne

██████████  
A High Peak Resident

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**Question 6:** What other evidence should the Council consider to inform the next Local Plan?

HPBC should consider the [REDACTED]

[REDACTED] designation of the former Shepley Mill site on George Street, Glossop as a Local Green Space; and whether this designation had denied Glossop a major regeneration opportunity and should be removed.

**The evidence.**

The ‘particular circumstances’ that qualify a piece of land for Local Green Space Designation protection are that:

- **1.** The land has to be ‘reasonably close to the community it serves’.
- **2.** The land has to be ‘demonstrably special to a local community’. The land must fulfil one or more of the following criteria:
  - **(a) Beauty.** This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. The LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.
  - **(b) Historic significance.** The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.
  - **(c) Recreational value.** It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.
  - **(d) Tranquillity.** Some authorities have an existing tranquillity map showing areas that provide an oasis of calm and a space for quiet reflection.
  - **(e) Richness of wildlife.** This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.
- **3.** The land needs to be ‘local in character, not an extensive tract of land’.

(Open Spaces Society [https://www.oss.org.uk/faqs-about-local-green-space-designation/?gclid=EAlalQobChMI6Yme-vmm\\_QIVy9DtCh3ZnQmIEAAYASAAEgLPJvD\\_BwE](https://www.oss.org.uk/faqs-about-local-green-space-designation/?gclid=EAlalQobChMI6Yme-vmm_QIVy9DtCh3ZnQmIEAAYASAAEgLPJvD_BwE))

Dealing with these issues one at a time, but there is overlap:

1. The evidence submitted to the Inspector at the Inquiry prior to adoption of the 2016 local plan suggested that there were many hundreds of people from the Howard Town ward that supported the LGS designation – so ‘reasonably close’ and possibly ‘demonstrably special’.

According to HPBCs own information (**HPFOI2019/20-075 Former Shepley Mill site on George Street, Glossop**) there were ‘33 responses from 24 respondents are known to be from Howard Town’. Apart from the attempt at manipulating the numbers by submitting multiple responses, as 4 responses were from the Rimmer family opposing designation, that leaves 20 in support – at least 5 came from the [REDACTED] family, 4 from the [REDACTED] family, 2 from the [REDACTED]. Four or five families from the Ward do not really constitute ‘the community it serves’; merely a few annoyed neighbours.



Considering that, at the time, Howard Town had 3528 registered voters, and many more either not eligible, or not registered, the 20 inhabitants of the Howard Town Ward that responded in support of the LGS designation represented 0.56% of the electorate (not inhabitants). **The Council should consider whether the evidence confirms that there was a significant enough number to support the designation of a LGS?**

There was a supporting petition collected and submitted to demonstrate that this part of the former Shepley Mill site was 'demonstrably special to a local community'. The petition contained several hundred signatures. [REDACTED] from places as far away as New York, Bulgaria, London, U.S., Berlin, York, Dorset and many more; as HPBC confirms – only 24 submissions came from the Howard Town Ward; all others should have been discounted.

The Queen Camel Neighbourhood Plan – November 2019 suggested a LGS should be a maximum of 800m from the community it serves.

<https://www.southsomerset.gov.uk/media/2941/07-qcnp-lgs-paper-v4-1911.pdf>

The Open Space Society say 'Some councils have policies relating to LGS and have introduced a maximum distance between the space and the community. For instance, one has stated it must be within 400 metres, another 600 metres of the people it serves'. Gov.uk says 'the site would normally be within easy walking distance of the community served', so 800m, a maximum of half a mile.

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

The 230 names [REDACTED] were used to support the George Street LGS designation. The evidence suggests that these people should not have been classed as 'reasonably close to the community it serves'; the evidence also suggests the collection of these signatures was a numbers game designed to look like massive local support for the George Street LGS designation, but was actually the work of a small pressure group, [REDACTED]

1	Christopher	[REDACTED]	mottram		
2	Judy	[REDACTED]	Little Hayfield		
3	Catherine	[REDACTED]	London		Stop Mr Rimmer from damaging the Woods which has a Tree Presevation Order protecting it and for the public to have access to this Green Space
4	Daniel	[REDACTED]	Simmondley		Stop this
5	Frank	[REDACTED]	Simmondley		I am a "born and bred" Glossopian. We have lost far too much of our green space in Glossop, lets keep what bits remain.
6	James	[REDACTED]	Hadfield		
7	Claire	[REDACTED]	High Peak		
8	John Michael	[REDACTED]	NG5 [REDACTED]		
9	Sarah	[REDACTED]	Selby		
10	Adam	[REDACTED]	Hadfield		
11	Alexandra	[REDACTED]	London		
12	Ben	[REDACTED]	Hadfield		This wood needs protecting and to have pick nic benches to enjoy the wood
13	Sarah	[REDACTED]	s18 [REDACTED]		
14	Jane	[REDACTED]	Hadfield		
15	Alison	[REDACTED]	New Mills		
16	Paul	[REDACTED]	Hadfield		Stop the land thief

17	John Keith	Northwich	
18	david	Rochdale	
19	Rachel	Tintwistle	I grew up around Greoge st, myself and all the kids who lived there, used to play in them woods, we would make dens, paddle in the stream, I have got many happy memories of that place, and it would be such a shame to build on there, let's keep it for our future kids to play on, coz they don't make land anymore.
20	Helen	Derby	
21	Janet	Simmondley	
22	Nicola	-	
23	David	Hadfield	
24	elena	Bulgaria	
25	richard	Bulgaria	
26	David	Hadfield	
27	Kirsty	-	
28	Stefano	Manchester	For my twinee
29	anita	hadfield	
30	georgie	Plymouth	
31	lynda	High Peak	
32	Chris	Manchester	
33	Stephen	York	
34	Louise	BD20	
35	Bryony	Hadfield	
36	Martin	Manchester	
37	Margaret	Marple Bridge	
38	Chris	Cheshire	
39	Andrew	Manchester	I used to play in this area as a kid, and walk along the river, through the woods. It's definitely be a public right of way for a long, long time.
40	Linda Mary	Shropshire	
41	Virginia	U.S	
42	Stephanie Clare	Hartlepool	Please save these woods
43	Evie	Hadfield	
44	Rachel	Gloucestershire	
45	Debra	Chapel-en-le-frith,	
46	Colin	Hadfield	
47	Beverley	Hadfield	children need a place to play
48	Mary	dorset	Go boys! the man's insane and has nothing better to do with his life than to wreck local landscape. He's an embarrassment to the teaching profession.
49	Jackie	Swindon	My grandson lives in this area and it is very important to him
50	Laura	Hadfield	
51	Gareth	Padfield	

52	Deborah	S26	Woodland is important and necessary to everyone's wellbeing. There are many brownfield sites that can be used for building without removing trees.
53	Stephen	Wa8	This is a beautiful wood for use by the public
54	Tracy	Hollingworth	
55	Jenny	Manchester	
56	Vicolas	Manchester	
57	Stephen	Poole	
58	Joe	bristol	
59	Jill	hadfield	Green space is for everyone, one person should not be able to claim ownership like this!
60	sue	Hyde	
61	lee	whitfield	i used to play on this bit of land as a kid and don't want it ruining or being built on (to much land in glossop being built on) 🙄
62	joanna	sheffield	
63	David	Nottingham	
64	Chloe	-	
65	Laura	York	This beautiful land was on my walk to school as a child and it should remain an asset for the many rather than one exploiter of public land.
66	Rhys	Nottingham	Hang in there guys!
67	Steve	Simmondley	
68	Laraine	prestatyn	why is rimmer damaging the woods dosent he know trees give of oxygen 260 lbs of oxygen each year
69	Paula	Manchester	Every tree produces enough oxygen for 8 people
70	john	mottram	
71	Annie	Padfield	
72	Christopher	-	
73	She	Hadfield	
74	janet	hollingworth	
75	Rod	Simmondley	
76	Wayne	-	
77	Julie	-	
78	Susan	Hadfield	
79	jennifer	Hadfield	
80	Howard	Hadfield	
81	Andrew	Tintwistle	Theevsmallcwoods and corpses should be protected
82	Stephanie	Buxton	
83	Sarah	Manchester	
84	Grant	Gr Manchester	
85	Phil	Hadfield	
86	Tracy	Hadfield	
87	Janet	Hadfield	
88	sara	tintwistle	
89	sara	tintwistle	
90	Fay	Sheffield	

91	Travis Joseph	Whitfield,	-
92	Richard	Eastwood	
93	Ellen	Nottingham	
94	Alison	Nottinghamshire	I am a regular visitor to Glossop and stay near the woods
95	Mary	Wales	
96	Katerina	Huddersfield	
97	Diane	Padfield	
98	Neil	Ashbourne	
99	Lynne	Hollingworth	
100	Scott	Hadfield	
101	Laura	Tintwistle	
102	Susan	Hollingworth	
103	Esther	Milton Keynes	I go to these woods. When I visit this area
104	Mel	NW	
105	Laura	Hadfield	
106	Sian	Barnsley	My family love to go here
107	Deborah	Hadfield	This is our land. Hands off.
108	Nick	Gamesley	Local Councillor for Local People, innit?
109	Jennifer	Hadfield	
110	Miriam	Hartlepool	
111	Lucy	-	
112	Simon	London	
113	nina	london	
114	nina	-	
115	Claire	Ashbourne	
116	Robert	Hadfield	I hate land grabs by selfish people. These lads are securing the land for the community in general.
117	Linda	Simmondley	
118	Jim	Spain	
119	Ian	Hadfield	
120	Michael	Hadfield	
121	Jane	Woodley	I went to school in Glossop( Blessed Philip Howard) and the area remains close to my heart as we often visit and walk
122	Paul	New Mills	
123	Maggie	Sheffield	
124	Hannah	Hadfield	
125	Anna-Marie	Gamesley	
126	maureen	Hadfield	
127	Helen	Ely	
128	Victoria	-	
129	Pauline	Broadbottom	people love this wood please preserve and protect it now and for future generations
130	Jean	SIMMONDLEY	
131	Abraham	London	

132	Roya	Hadfield	
133	Terence	Buxton	
134	David	Holmfirth	
135	Lisa Ann	moreton	Keep Glossop green!
136	Jackie	Bolton	
137	Gavin	Simmondley	love the woods
138	Chelsea	Hadfield	Great cause too many little cherub areas like this being built on
139	Julie	Hadfield	
140	Steven	Hollingworth	
141	Andrew	Hancock	Founder member of FoGSW and Applicant for VG126
142	Tracey	Saddleworth	Originally from high peak.
143	Mick	Tintwistle	
144	Joanne	Hadfield	
145	Ingrid	Colchester	
146	Paul	Berlin	-
147	Eleanor	Bristol	
148	Jordan	Hollingworth	I work in glossop just around the corner and it would be nice for this space to be open to the public and not harmed by 1 individual and claimed as his own land
149	Aaron	-	
150	Holly	-	
151	Melanie	Longdendale	
152	Melanie	Hyde	
153	paul	Birch Vale	
154	Guy	london	
155	Sam	Buckinghamshi	
156	Paul	Hazel Grove	
157	Steven	Hyde	We need trees and green spaces preserved now more than ever!!
158	Sarah	Disley	
159	Jason	Padfield	
160	Janice	Yorkshire	
161	Jack	Kent	
162	Kim	Hollingworth	
163	Jean	Tintwistle	
164	Julia Maureen	Simmondley	
165	Graham John	Simmondley	
166	Sara	Stockport	
167	Grace	Mottram	
168	Emma	-	
169	Kay	Manchester	
170	Dave	Orpington	
171	Mike	Glossop	
172	Mike	(Tintwistle)	Just when you thought the human race was edging forward to higher levels of humanity and co-operative endeavor, a cretin like Rimmer comes along to halt our

			progress and remind us that there are still some whose whose lives are predicated upon greed and stupidity
173	Marianne	Tintwistle	We must preserve our green spaces for future generations.
174	Russ	Nottingham	
175	Matt	Buxton	
176	Nicole	-	
177	Helen	Cheshire	
178	Helen	-	
179	David	Whitfield,	The public has enjoyed continuous access to these woods along Glossop Brook, despite the obstructions erected in an attempt to deter use of the path. These obstructions should be removed so that access canbe restored for residents of all mobility abilities.
180	Chris	Hampshire	
181	Catherine	Hadfield,	
182	Rhona	-	
183	Lindsey	Hadfield	
184	Michaela	Hadfield	
185	Helen	-	
186	Paul	-	
187	Sharon	Hadfield	
188	Dawn	Stafford	
189	Susan	Rugby	
190	Alexandria	New York	love the forests!! fuck people who want to destroy them. why do you want to destroy the very thing that allows you to breathe easy? Idiots...
191	Rickie	-	
192	Joanne	Hadfield	Good work guys, keep it up.
193	David	Lincs	
194	Jonathan	Padfield	Disgrace if this is allowed to happen
195	Jocelyn	London	
196	Rebecca	Hadfield	
197	Lee	Hadfield	Keep up the good work
198	Loretta	Hadfield	
199	Loretta	-	
200	Sarah	-	
201	Iwan	London	
202	Paula	Gamesley	
203	William	-	
204	Carmen	-	
205	Alexandra	-	
206	Victoria	Stalybridge	
207	Teresa	Tamworth	

208	kirsty	hadfield	This land should be open to the public as it was when I was a child. I had hours of fun on here as a child making sand and sitting by the river with my friends. I hoped that my children would be able to do the same until someone fenced it off in the hope of no one questioning it. Open it back to the public.
209	Sean	Padfield	HPBC should look to their own laurels as well. See what I did there?
210	Frank	Nottingham	
211	Matthew	Manchester	
212	Susan	Hadfield	
213	Alex	Broadbottom	
214	Christine	Hadfield	I grew up in George street I remember that land and I don't agree that me rimmer has any claim on this land
215	Zoe	Stone	
216	Helene	Manchester	
217	Patricia	Tintwistle	
218	Dorothy	Hadfield	
219	Mark	Old Glossop	In times past I've taken visitors to the area for story walks in George Street Woods - a delightful setting, and it upsets me to see it now closed to public access.
220	Sophie	Hadfield	
221	debbie	High Peak	
222	sean	hadfield	
223	stephanie	derbyshire	
224	Heather	Mancheter	Born and riased Derbyshire
225	Adam	York	This wood means a lot to my wife and family.
226	Patricia Anne	Simmondley	
227	Tracey	Simmondley	
228	Nicholas	Hadfield	
229	Tracey	Hadfield	
230	▲ ?		

The Council should consider if the evidence suggests that the original comment submitted by the CPRE opposing the designation of LGS was a more accurate reflection of the situation?

Sent: Tuesday, October 30, 2012 6:18 PM

*The site off George Street, proposed for a Local Green Space, should be used for housing development. It is centrally placed, near to the shops and market place and would save the allocation of greenfield land elsewhere. As a neglected brownfield site, it was proposed for housing development in 2002/3. It is now overgrown with trees and has poor access within the site. It does not fulfil the criteria for local green space in NPPF (para 77). There is no evidence that it is demonstrably special to the local community or that it holds particular local significance, 'for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife'.*

The Council should consider if the letter below from [REDACTED] of Landbank Ltd who worked with HPBC between 2000 and 2007, proposing the development of the site, in any way suggests that the former Shepley Mill site was 'demonstrably special to a local community'?

Dear Mr

I am writing to confirm that my company, the Landbank dealt with HPBC between 2000 and 2007 with a view to developing the site known as Glossop Brook as part of an overall town centre regeneration scheme, and that the land to the west of George Street was an ideal site for the relocation of the new PCT clinic. This land was of unknown ownership and was derelict; there was no sign of public use, just tipping and an off street impromptu car park created by/or at The Old Glove Works. There was never any indication from HPBC to either myself or the Glossop and Tameside Primary Care Trust Team, who jointly attended the meetings, that public access or use was an issue or we would not have spent considerable time working towards acquiring a site through the CPO process. Had HPBC received or known of evidence at that time that the land could fall foul of the village green legislation I am sure it would have been tabled during our meetings.

Yours sincerely

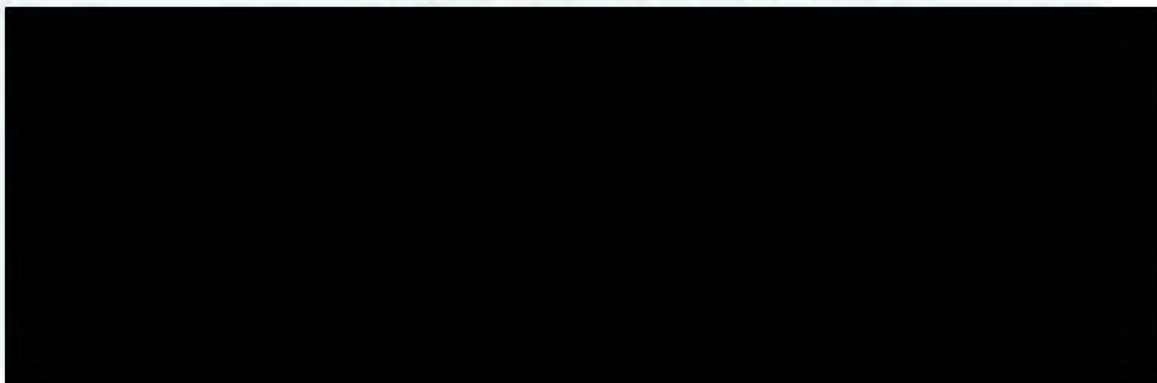
[REDACTED]

Similarly, should the 'significant benefits to developing this piece of land' (as appreciated by Dai Lerner) be ignored.

[REDACTED]



The Council should consider the evidence available, that suggests [REDACTED] might have had a conflict of interest in having the former Shepley Mill site designated a LGS – and whether, for the good of Glossop and the High Peak, this designation needs to be reversed, and the previous ‘regeneration area’ designation reinstated.

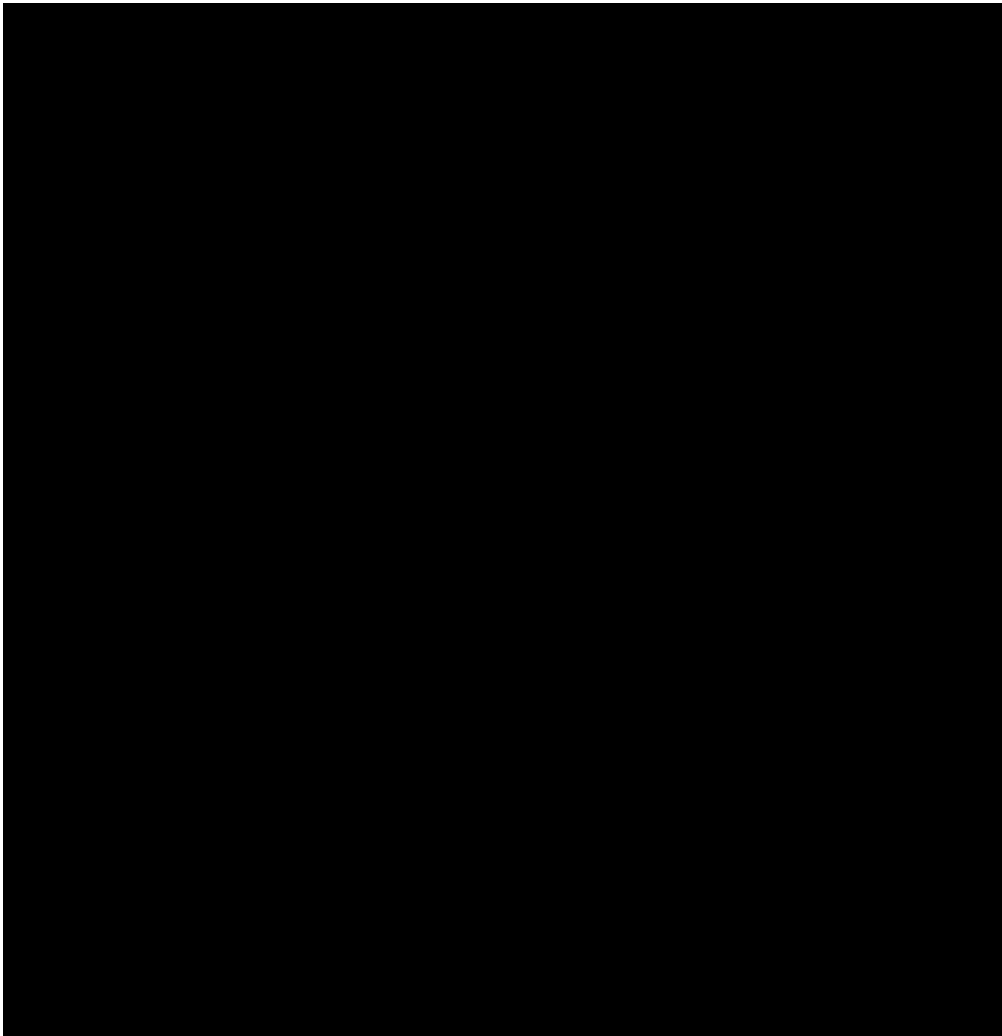


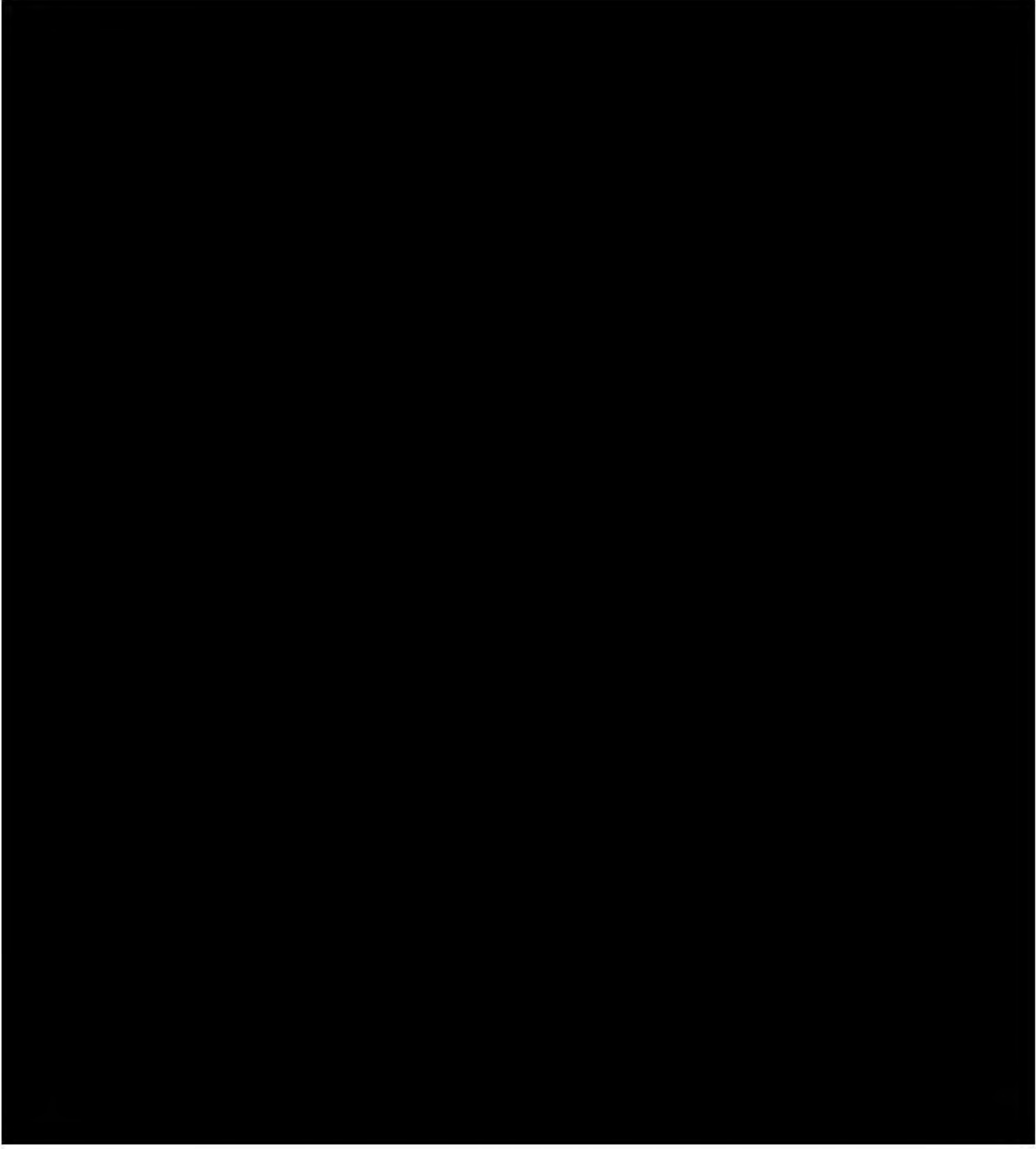
[REDACTED] there is no record of how the closed question relating to the former Shepley Mill site was added to the ‘consultation’ document – then the Council should review this.

The previous name given to the site by locals was ‘the tip’. So the Council should also consider how the area shown in the 2010 picture below becomes ‘demonstrably special to a local community’ – how does it match any criteria?



**The Council should consider** the possibility that the previous LDP was manipulated. There is no George Street Wood. It is a construct by a group that had a membership of 30.





**The Council could consider** the evidence that the land (the former Shepley Mill site) is 'reasonably close to the community it serves'. The evidence shows that for many (who filled in an online form) the answer is 'no'.

There were twenty people from five or six houses that fell within the 800m guideline that supported the LGS designation – 0.56% of the electorate; but does this constitute a 'community' or a group of activists?

The Council should also consider that:

- In 2011 HPBC were looking to 'bring an abandoned piece of Glossop land' 'that hadn't been touched for decades' 'in from the cold' to turn it into a car park. The area was further described as 'scrub land that has been going to seed for years'.

# clinic car park bid



CENTRE POINT: Glossop Primary Care Centre where patients say the parking is poor.

**HIGH Peak's Mayor is backing a bid to bring a piece of abandoned Glossop land in from the cold.**

Last week we revealed how Tameside and Glossop Primary Care Trust was trying to discover who owns the wooded patch on George Street.

They think it would be perfect to boost the inadequate parking at the nearby Glossop Primary Care Centre.

Mayor Graham Oakley also wants to discover who owns the land.

"I am asking our officers to find out," said the Glossop councillor.

"It would be an ideal addition to any riverside walk, we could put seats on it.

"It is in a perfect location being so close to Harehills Park."

**BY DAVID JONES**

The Chronicle has discovered that the land, which is sandwiched between George Street and Philip Howard Road once formed part of Lord Howard's Glossopdale Estate.

It was sold as part of a huge auction which was held at the Norfolk Arms in the mid-1920s.

No one knows who bought the land, or who owns it now.

Part of the wooded plot, which was once the site of a mill, was acquired 50 or more years ago to house Central Methodist Church.

Another chunk was bought to build Glossop Ambulance Station.

But the rest hasn't been touched in decades.

"I would like anyone who knows the owners to get in touch," said Graham.

27 JAN 2011

order and Chronicle Newspapers. Advertising: 0161 304 7691. Editorial: 0161 303 1910 Editorial Glossop: 01457 852669. [www.tamesidereporter.co](http://www.tamesidereporter.co)

[www.derbyshire.gov.uk](http://www.derbyshire.gov.uk)

## Mystery plot can be bought

SCRUB land that could play a vital part in the success of Glossop Primary Care Centre CAN be bought.

That's the good news following a Chronicle investigation into who owns the George Street mystery plot.

The wooded patch that's opposite the multi-million pound clinic has been going to seed for years.

But in the last few weeks, we have revealed how patients are now pressing for it to be turned into a clinic car park.

And now High Peak Mayor Cllr Graham Oakley wants part of it to be spruced up and turned into a river-side amenity area complete with seats.

The only snag is no one knows who owns it.

And we still don't.

But High Peak Borough Council has revealed it could be acquired by Compulsory Purchase Order.

A spokesman said: "The council can CPO land where the ownership in question is unknown.

"It simply requires additional procedural steps to be undertaken, for example, to advertise intention to make the order."

We also know that the land was once part of the vast Shepley Mill complex. Glossop Heritage Trust director Mike

Brown said: "It was actually the mill pond that was later filled in."

Checks with Derbyshire County Council have revealed that there are no owners listed in the Land Registry.

Tameside and Glossop Primary Care Trust are carrying out their own investigations following a public meeting when old criticised the clinic's acute lack of parking.

Glossop and Hadfield Old Age Pensioners' Association want them to buy the land and provide more parking.

And under CPO act provision, they could do it.

2. The land has to be 'demonstrably special to a local community' because of:

(a) **Beauty.** It is a brownfield former mill site. Pleasant not beautiful.



- (b) **Historic significance.** None – it is part of the same site that the McCarthy and Stone development and the PCT were built on.
- (c) **Recreational value.** As the garden to 33 George Street – it is private land with no public access. Gov.uk says ‘land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty)’, but none of these apply.
- (d) **Tranquillity.** As the garden to 33 George Street – it is private land with no public access.
- (e) **Richness of wildlife.** There is no objective evidence, such as a designation, like a wildlife site or Local Nature Reserve; it is not a SSSI; it does not contain bats, badgers, newts or a pond. It does have a TPO, placed on it by ██████████ which covers leylandii, ornamental holly, sycamore, willow and many ash suffering from ash die back. No tree is older than 50 years, and generally much younger.

The Council should consider whether the evidence should have supported the original designation.

3. The land needs to be ‘local in character, not an extensive tract of land’.

The area is 1.6 acres. Prior to its LGS designation it was recognised as a ‘regeneration area’.



HPBCs previous ‘Glossop Vision’ plan said ‘development should complement the brook and park-side setting’.

**The Council should consider** the phrasing and factual accuracy of the original question in the 2012 High Peak Local Plan Options Consultation document.

*'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?**

After noting this is an entirely 'closed question', **the Council should consider:**

- Who *identified on land of George Street, Glossop for one potential Local Green Space?*
- Looking at the pictures below, is the statement that the *'site was formerly occupied by a mill building which was destroyed by a fire in 1942'*, true?

The first picture is Shepley Mill in 1954; the second, partial collapse in 1962 on the corner of Chapel Street, now the CMC entrance; the third the derelict site in November 1967 bereft of any trees.







**The Council should consider** whether the statement given to the public '*is now covered with woodland that is protected by a Tree Preservation Order*' was factually accurate.

The pictures below show the elevated section that runs parallel to George Street and were taken in 2010.





Neither this section, or the Old Glove Works car park were *covered with woodland*, but [REDACTED] took the opportunity to include the entire site in his TPO 251.

**Question 7.** Do you have any site suggestions for housing?

**Yes.** The site of the former Shepley Mill on George Street, Glossop – currently designated LGS. This should have its ‘regeneration area’ status restored. It is an ideal site for a development similar to the McCarthy and Stone Calico Court and could probably accommodate around 100 retirement units (freeing up family homes).

Alternative uses could be a combined fire, police and ambulance hub – the difference in levels would allow considerable underground parking. Access could be from the river side of the Central Methodist Church joining the current ambulance station to the site; or the CMC could be relocated to the ambulance station site or just be the subject of a CPO.




Combined with the Old Glove Works car park, there is also enough space for a leisure complex, say cinema and ice rink/bowling alley which would be a great asset and remove the need for Glossopians to travel.

The 2014 HPBC ‘LANDSCAPE IMPACT ASSESSMENT’ report said ‘*development along George Street could be used to further increase its significance to the community, encouraging its use as a pedestrian route and open up access to the town centre*’. This suggests a row of terraced houses. It is a brownfield site and should be developed.

As HPBC has already discussed the ‘proposal to develop’ the land in 2020, there appears to be support for this – it is just a matter of deciding upon an appropriate development.

# Agenda and draft minutes

## George Street Wood, Glossop, The Executive - Individual Executive Decisions - Wednesday, 18th November, 2020 10.00 am

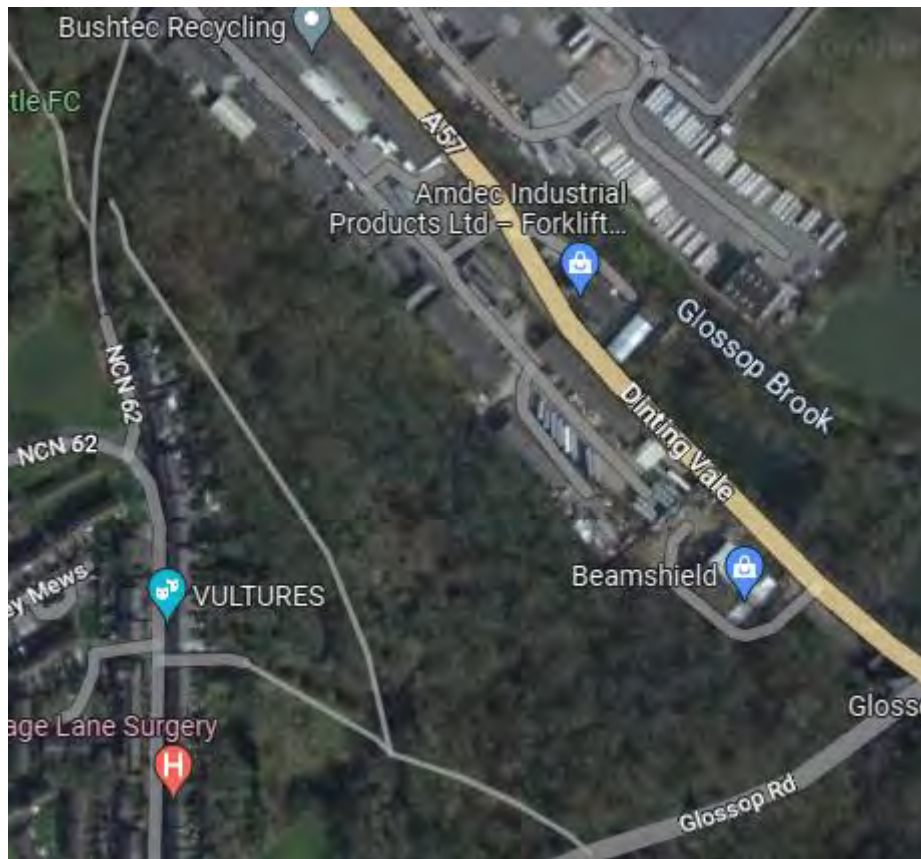
- [Agenda frontsheet](#)  PDF 82 KB
- [Agenda reports pack](#)  PDF 97 KB
- [Printed draft minutes](#)  PDF 90 KB

Items	
20/54	<p><b>George Street Wood, Glossop</b></p> <ul style="list-style-type: none"><li>• <a href="#">View the reasons why item 20/54 is restricted</a></li></ul> <p><b>Minutes:</b></p> <p>The Executive Councillor approved a report to notify members about a proposal to develop George Street Wood, Glossop and to set out the steps that need to be undertaken in respect of the proposal.</p>

**Question 9** Do you have any site suggestions for Local Green Spaces?

**Yes. Roughfields, Padfield.**

**Yes. Bluebell wood, Dinting/Gamesley.** It was a nature reserve in the 1970s and is a truly ancient habitat that should be protected. Home to bats, badgers, newts and trees that are more than a century old.



<https://www.google.co.uk/maps/@53.4472268,-1.9743637,974m/data=!3m1!1e3?hl=en&authuser=0>



## HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM

**Responses invited from 19<sup>th</sup> January 2023 to 5pm on 3<sup>rd</sup> March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

### Your Contact Details:

	Personal details	Agent's details (if applicable)
Title	Mr	
Name	Tim Booth	
Job title (if applicable)	Planning Manager	
Organisation (if applicable)	Jones Homes (North West) Ltd	
Address	██████████ ██████████ ██████████ ██████████	
Post code	██████████	
Telephone no.	██████████	
Email address	████████████████████	

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council's website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm on 3<sup>rd</sup> March 2023**

by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or

by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

Alternatively, you can respond online on the Local Plan consultation website <https://highpeak-consult.objective.co.uk/kse>.

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

Yes

No

**If not, why?**

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

Yes

No

**If so, what should it say?**

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

Yes

No



**Please specify which policy and how it should be updated.**

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

Yes

No

**Please specify what the new policy should seek to address and why.**

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

Land Agent

Developer

Other

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

Sole Owner

Part Owner

Neither

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

Yes

No

**Does the owner(s) support the development of the site?**  
*(please select one answer)*

Yes

No

**Site location (including grid reference and postcode if known)**

Land east of Hayfield Road, New Mills, SK22 4JA  
SK 01164 86144

**Site Area (hectares)**

3.48 Ha

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.**

See enclosed
--------------

**Proposed Future Uses & Potential Site Capacity (please specify)**  
*(please select all that apply)*

- Housing*
- Employment*
- Mixed-use (please specify uses)*
- Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

--

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**  
*(please select all that apply)*

- Site is owned by a developer*
- Site is under option to a developer*
- Enquiries received/ strong interest*
- Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

**Utilities - Please tell us which of the following utilities are available to the site  
(please select all that apply)**

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

Current land uses: some existing garages will be relocated as part of the proposed development.  
Topography: will be taken into account as part of the proposed development.  
PROW: existing footpaths will be accommodated within the proposed development.

**Timescales - Please indicate the approximate timescale for when the site will become available for development**  
*(please select one answer)*

- Immediately*
- Up to 5 years*
- 5 - 10 years*
- 10 – 15 years*
- Beyond 15 years*
- Unknown*



**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

**Other Relevant Information – Please use the space below for additional information**

The site is in the hands of developer with a proven track record of delivering sites of a similar scale. The site is:

- Available;
- Suitable, and;
- Achievable.

If allocated, the site can make a valuable contribution to High Peak’s housing needs.

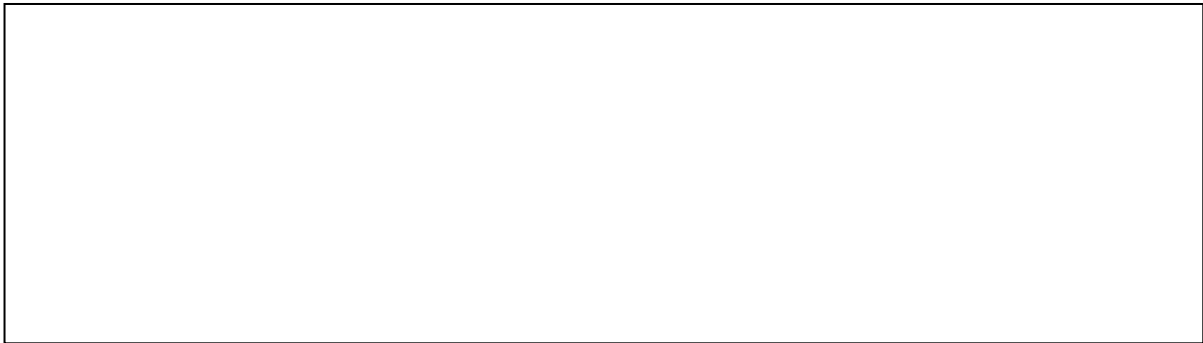
**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

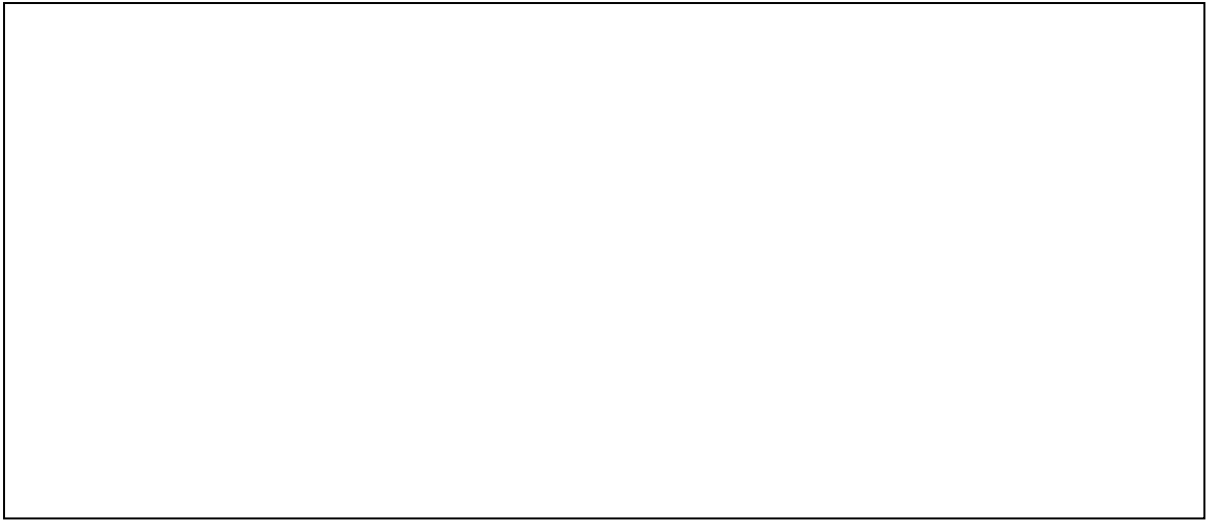
**Please provide a site plan clearly identifying the exact boundaries of the site.**



**Location - Is the site in reasonably close proximity to the community it serves?**



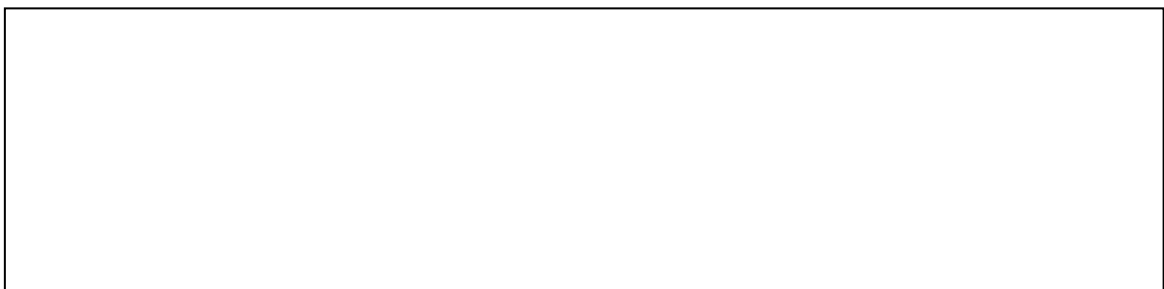
**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**



**Size / Scale - Is the site local in character and not an extensive tract of land?**



**If possible, please provide photographs of the site that support your comments.**



**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*



**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature .....

Date .....

Thank you for completing this response form.

The Contractor is responsible for checking dimensions and any discrepancy to be verified with the Architects before proceeding. Figured dimensions to be worked to only.  
DO NOT SCALE



Rev	Date	By	Description	Chk'd
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location  
Land at HAYFIELD ROAD  
NEW MILLS

title  
SITE BOUNDARY

scale	size	drawn by	checked by	date
1:1250	A3	WDC	PK	4.8.21

drawing no.	rev
NM-C-1.01	-



## Comment

**Consultee** Mr Simon Jones (712137)

**Email Address** [REDACTED]

**Address** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Event Name** High Peak Local Plan - Early Engagement

**Comment by** Mr Simon Jones (712137)

**Comment ID** LPEA27

**Response Date** 17/02/23 12:46

**Consultation Point** Question 7 ([View](#))

**Status** Submitted

**Submission Type** Web

**Version** 0.13

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

- Owner of the site
- Planning Consultant

**Are you the sole or part owner of the site?** Sole Owner

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

Lee Rogerson c/o

[REDACTED]  
[REDACTED]

**If not the landowner, I confirm that the landowner/s have been informed of this site submission** Yes

**Does the owner(s) support the development of the site?** Yes

**Site location (including grid reference and postcode if known)**

Land at Adjacent Old Hall Drive, Whaley Bridge SK23 7HF

**Site Area (hectares)** 2.07

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture/Open Countryside

**Type of site e.g. greenfield, previously developed land/brownfield**

Open Countryside

**Please provide a site plan clearly identifying the exact boundaries of the site.** 100 - Location Plan.pdf

**Proposed Future Uses & Potential Site Capacity (please specify)** . Housing

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

40Nr Dwelling Houses

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.** . Not Known

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)** . Mains water supply  
 . Mains sewerage  
 . Electric supply  
 . Gas supply  
 . Public highway  
 . Landline telephone/broadband internet  
 . Public Transport

**Utilities - comments**

Utilities adjacent site

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

**Timescales - Please indicate the approximate timescale for when the site will become available for development** Immediately

**Other Relevant Information – Please use the space below for additional information**

The site is bounded by established residential developments to the east and west both of which have major utility supply/connection.

The site owners own a strip of land directly to the north of Shallcross Road adjoining the site which could be used to widen Shallcross Road.

The site is achievable, suitable (subject to a policy change) and available for residential development.

It is located in a sustainable location bounded by existing and established residential settlements with good access to a range of services available in Whaley Bridge Town Centre.

We also consider that there is a particular need for development in Whaley Bridge, where there is a significant need for open market and/or affordable housing.

We consider that the national and local housing needs comprise the exceptional circumstances required to release land from Countryside through the review of the Local Plan.

**Do you own the site?**

Yes (full ownership)

**Please specify if you also own/control adjacent land.**

Yes, indicated edged blue

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

Access from New Mills Road and St Johns Street

**Please specify the current land use.**

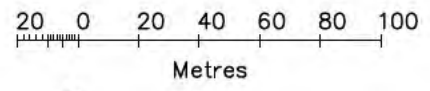
Agriculture

**Do you own the site?**

Yes (full ownership)

**Current land use (including agricultural land quality rating if relevant)**

Agriculture



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**SJ**  
**DESIGN LTD**  
 Building Design & Surveying Consultants

Client: **Lee Rogerson**  
 Job Title: **Proposed residential development at Land Adjacent Old Hall Drive Whaley Bridge High Peak SK23 7HF**

Drawing Title: **Location Plan**

Scale: **1:2500@A3**  
 Date: **December 2022** Drawn by: **SJ**

Drawing No.	Rev.
100	

## Comment

Consultee	Mr Simon Jones (712137)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Mr Simon Jones (712137)
Comment ID	LPEA29
Response Date	17/02/23 14:07
Consultation Point	Question 7 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.3

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

- Owner of the site
- Planning Consultant

**Are you the sole or part owner of the site?** Sole Owner

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

Paul Coverley c/o agent

**Does the owner(s) support the development of the site?** Yes

**Site location (including grid reference and postcode if known)**

Meadows Farm, Ridge Top Lane, Hayfield SK22 2JQ

**Site Area (hectares)** 3.0

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

Greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.** 200 - Location Plan.pdf (1)

**Proposed Future Uses & Potential Site Capacity (please specify)** . Housing

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

80

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.** . Not Known

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)** . Mains water supply  
 . Mains sewerage  
 . Electric supply  
 . Gas supply  
 . Public highway  
 . Landline telephone/broadband internet  
 . Public Transport

**Utilities - comments**

All utilities adjacent site

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

**Timescales - Please indicate the approximate timescale for when the site will become available for development** Immediately

**Other Relevant Information – Please use the space below for additional information**

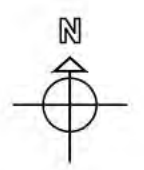
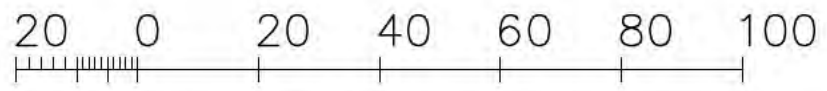
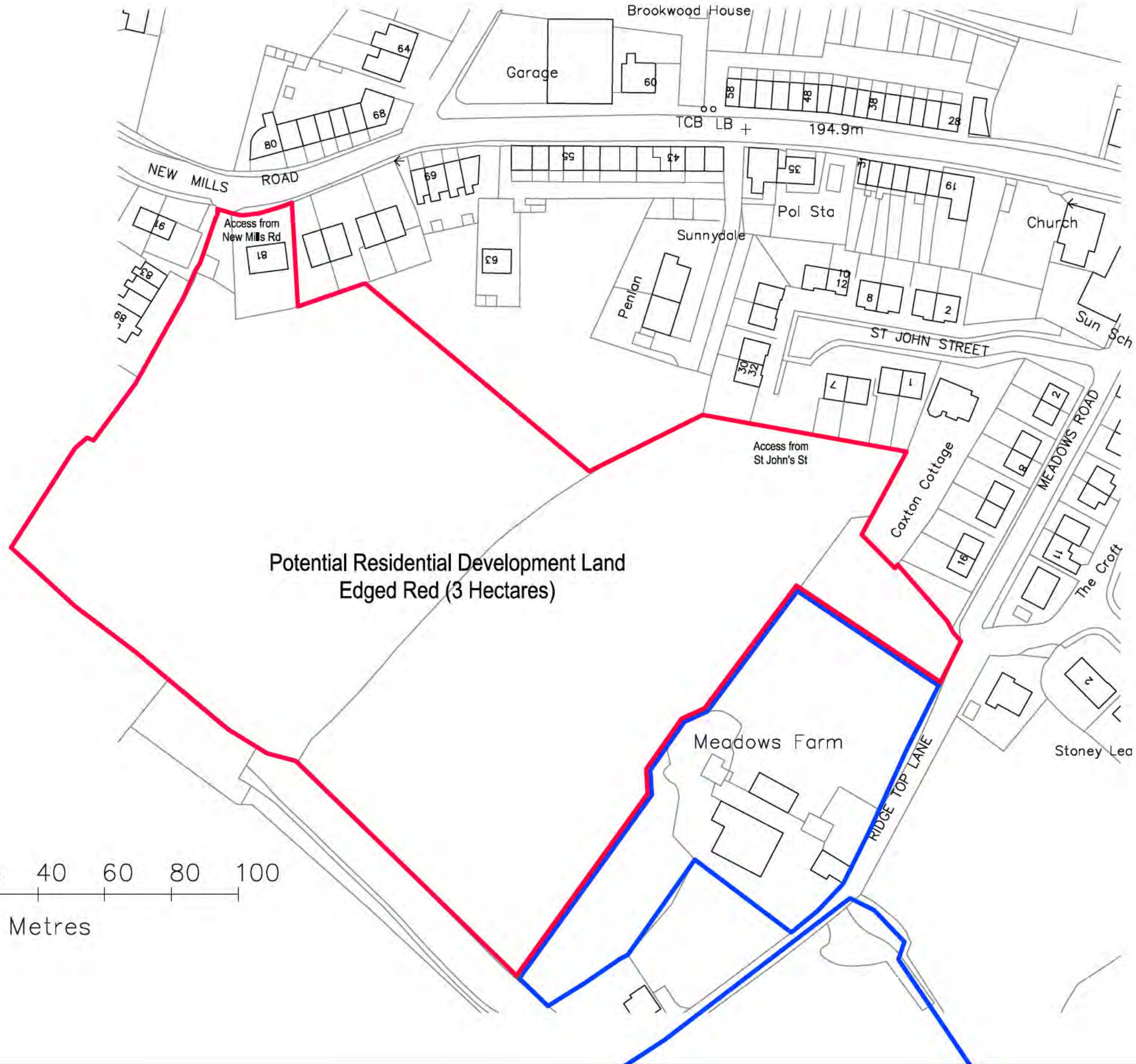
The site is achievable, suitable (subject to a policy change) and available for residential development.

It is located in a sustainable location bounded by existing and established residential settlements with good access to a range of services.

We also consider that there is a particular need for development in High Peak, where there is a significant need for open market and/or affordable housing.

We consider that the national and local housing needs comprise the exceptional circumstances required to release land from Countryside through the review of the Local Plan.





Metres

**Planning**

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**DESIGN LTD**



Client: Paul Sheridan Coverley  
 Job Title:  
 Meadows Farm  
 16 Ridge Top Lane  
 Hayfield  
 High Peak  
 SK22 2JQ

Drawing Title:  
**Location Plan**  
 Showing land edged red to  
 be considered for  
 residential development

Scale: 1:1250 @ A3 unless stated  
 Date: January 2018 Drawn by: SJ

Drawing No.	Rev.
200	

## Comment

Consultee	Mr Simon Jones (712137)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Mr Simon Jones (712137)
Comment ID	LPEA30
Response Date	17/02/23 14:12
Consultation Point	Question 7 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.3

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

- Owner of the site
- Planning Consultant

**Are you the sole or part owner of the site?** Sole Owner

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

V. Stansfield c/o agent

**Does the owner(s) support the development of the site?** Yes

**Site location (including grid reference and postcode if known)**

Land at The Birches, Hayfield

**Site Area (hectares)** 0.7

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.** 100 - Location Plan.pdf (2)

**Proposed Future Uses & Potential Site Capacity (please specify)** . Housing

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

15

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.** . Not Known

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)** . Mains water supply  
. Mains sewerage  
. Electric supply  
. Gas supply  
. Public highway  
. Landline telephone/broadband internet  
. Public Transport

**Utilities - comments**

All adjacent site

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

**Timescales - Please indicate the approximate timescale for when the site will become available for development** Immediately



**Planning**

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Standards, Code of Practice, Building Regulations, manufacturers and federation  
recommendations and all to the complete satisfaction of SJ Design Limited




**DESIGN LTD**

**Building Design & Surveying Consultants**

Client  
**Vivien Stansfield**  
Job Title  
**Proposed Residential Development  
Land off The Birches  
Hayfield  
High Peak**

Drawing Title  
**Location Plan**

Scale  
**1:1250 @A2 unless stated**  
Date  
**July 2019** Drawn by  
**SJ**

Drawing No. <b>100</b>	Rev. 
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## Comment

Consultee	Mr Simon Jones (712137)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	High Peak Local Plan - Early Engagement
Comment by	Mr Simon Jones (712137)
Comment ID	LPEA31
Response Date	17/02/23 14:16
Consultation Point	Question 7 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.3

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**

- Owner of the site
- Planning Consultant

**Are you the sole or part owner of the site?** Sole Owner

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

Steve Heyworth c/o agent

**Does the owner(s) support the development of the site?** Yes

**Site location (including grid reference and postcode if known)**

Land at Adjacent A5005/Shallcross Road, Whaley Bridge SK23 7EY

**Site Area (hectares)** 3.4

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

Agriculture

**Type of site e.g. greenfield, previously developed land/brownfield**

Greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.** 100 - Location Plan.pdf (3)

**Proposed Future Uses & Potential Site Capacity (please specify)** . Housing

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

85 dwellings (25 dwellings/Hectare)

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.** . Not Known

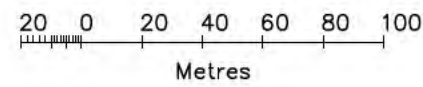
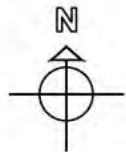
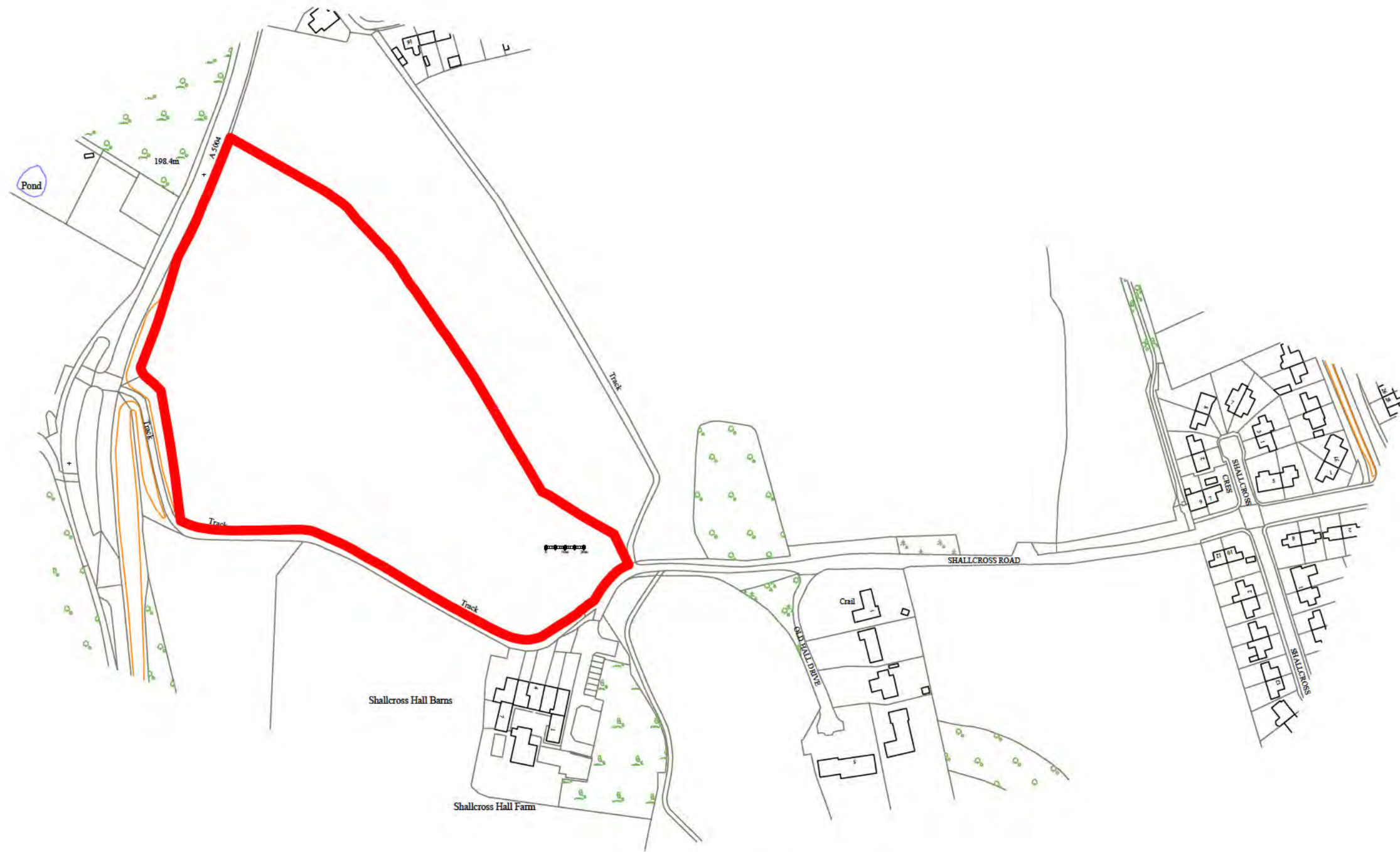
**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)** . Mains water supply  
 . Mains sewerage  
 . Electric supply  
 . Gas supply  
 . Public highway  
 . Landline telephone/broadband internet  
 . Public Transport

**Utilities - comments**

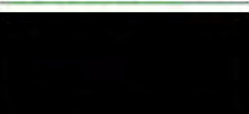
All adjacent site

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

**Timescales - Please indicate the approximate timescale for when the site will become available for development** Immediately



This drawing is the Copyright of JSD Design Limited.  
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Client: Stephen Heyworth  
 Job Title: Proposed residential development at Land Adjacent A5004/Shallcross Rd Whaley Bridge High Peak SK23 7EY

Drawing Title: Location Plan

Scale: 1:2500@A3  
 Date: November 2021 Drawn by: SJ

Drawing No.	Rev.
100	

## Comment

**Consultee** Mr Simon Jones (712137)

**Email Address** [REDACTED]

**Address** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Event Name** High Peak Local Plan - Early Engagement

**Comment by** Mr Simon Jones (712137)

**Comment ID** LPEA32

**Response Date** 17/02/23 14:23

**Consultation Point** Question 7 ([View](#))

**Status** Submitted

**Submission Type** Web

**Version** 0.3

### Question 7 & 8

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site? (please tick all that apply)**  Owner of the site

**Are you the sole or part owner of the site?** Sole Owner

**Does the owner(s) support the development of the site?** Yes

### Site location (including grid reference and postcode if known)

Coombes Lane, Chisworth SK13 5DG

**Site Area (hectares)** 0.45

### Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.

Agriculture

### Type of site e.g. greenfield, previously developed land/brownfield



Greenfield

**Please provide a site plan clearly identifying the exact boundaries of the site.** 100 - Location Plan.pdf (4)

**Proposed Future Uses & Potential Site Capacity (please specify)** . Housing

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

15

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.** . Not Known

**Utilities - Please tell us which of the following utilities are available to the site (please tick all that apply)** . Mains water supply  
 . Mains sewerage  
 . Electric supply  
 . Gas supply  
 . Public highway  
 . Landline telephone/broadband internet  
 . Public Transport

**Utilities - comments**

All Adjacent Site

**Constraints - Please tell us which of the following constraints are applicable to the site (please tick all that apply)**

**Timescales - Please indicate the approximate timescale for when the site will become available for development** Immediately



**Planning**

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 Standards, Code of Practice, Building Regulations, manufacturers and fabrication  
 recommendations and all to the complete satisfaction of SJ Design Limited.




**DESIGN LTD**

Building Design & Surveying Consultants

Client  
**Lorna Bann**  
 Job Title  
 Proposed development land at  
 Coombes Lane  
 Charlesworth  
 Glossop  
 SK13 5D

Drawing Title  
**Location Plan**

Scale 1:1250 @A4

Date January 2018 Drawn by SJ

Drawing No. 100	Rev. <input type="checkbox"/>
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