Paul Butler Associates
Planning, Development & Heritage Consultants

The Landbank

Land to the Rear of 13 Chapel Street, Glossop

Flood Risk: Sequential and Exception Analysis Statement

23 August 2012

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1. Introduction

1.1 This Flood Risk: Sequential and Exception Analysis Statement has been prepared by Paul Butler Associates on behalf of The Landbank. It forms part of an outline planning application for a mixed use development, including retail, leisure, commercial/office space and retirement apartments, at land to the rear of 13 Chapel Street, Glossop.

1.2 The application site lies within Flood Zone 2 as identified by the Environment Agency and is therefore considered to have a medium probability of flooding i.e. between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) in any year.

1.3 Paragraph 100 of the National Planning Policy Framework (NPPF) requires decision-makers to direct new development to areas with the lowest probability of flooding by applying a Sequential Test and, if appropriate, an Exception Test. This report provides evidence to confirm that these tests have been complied with.

2. The Application Site and the Proposed Scheme

The Application Site

2.1 The application site (see Fig 1) is located within Glossop town centre approximately 60m south of High Street West (A57). It is approximately 0.26ha in size and broadly L-shaped. Wrapping around grade II listed 12 Market Street, the site is defined by Chapel Street and the rear curtilages of the properties on the street's southern side to the north, Market Street to the east, Glossop Brook to the south and Glossop Primary Care Centre and a newly constructed private house on George Street to the west.



Fig 1. Aerial view of the application site

2.2 The site is currently vacant, although the northern section is partially used as an informal car park by Lomas and Company chartered accountants who occupy 12 Market Street. The site has also been used as a builder's yard and there are also areas of tipping and ancillary structures to properties on Chapel Street.

2.3 The application site is located at the southern edge of Norfolk Square Conservation Area and the conservation area's boundary follows the southern side of the site.

The Proposed Scheme

2.4 The applicant seeks outline planning permission for a mixed use development comprising retail (approx 500sqm), leisure (approx 250sqm), commercial/office (approx 265sqm) and 37 retirement apartments.

2.5 Approval is sought for access, layout and scale with appearance and landscaping reserved. Relatively detailed drawings and site perspectives have however been submitted due to the importance of the application site to Glossop town centre's regeneration and its location within Norfolk Square Conservation Area.

2.6 The proposed scheme comprises a new access from Chapel Street, which will be flanked by new retail units with offices above to the west and the existing 3-storey 12 Market Street to the east. On entering the site, a new pedestrian street will be formed with a development of retail/leisure units fronting it and Market Street to the east. A pedestrian access to Market Street will be formed adjacent to the bridge over Glossop Brook to the southeast. The western side of the new pedestrian street will provide further retail/leisure units at street level as part of the scheme's residential component (retirement apartments), which take the form of a traditional mill. This building will be four storeys in height. The land between the retirement apartments and properties on Chapel Street and Market Street will be allocated for access, car parking, servicing and manoeuvring. Twelve parking spaces will be provided.

3. Planning Policy Context

The Sequential and Exception Tests

3.1 Section 10 of the National Planning Policy Framework (NPPF) sets out the Government's policy on development and flood risk. It aims to ensure that flood risk is taken into account at all stages in the planning process and states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary, policy aims to make it safe without increasing flood risk elsewhere.

3.2 Paragraph 100 states that *'a sequential, risk-based approach* [should be applied] *to the location of development to avoid where possible flood risk to people and property and manage any residual risk'*.

3.3 Paragraph 101 advises that *'the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding…*[a] *sequential approach should be used in area known to be at risk from any form of flooding'*.

3.4 Paragraph 102 states that *'if, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:*

- *It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk…*
- *A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'*.

4. Defining the Sequential Test Evidence Base

4.1 The methodology for undertaking this assessment was agreed with the Environment Agency's Development Flood Risk team.

4.2 Environment Agency flood data is used as the basis for undertaking this sequential analysis. The Peak Sub-Region Strategic Flood Risk Assessment (SFRA) undertaken by Halcrow on behalf of Derbyshire Dales District Council, High Peak Borough Council and the Peak District National Park Authority in September 2008 used up-to-date Environment Agency flood and topographical information data to generate a detailed Strategic Flood Risk Map showing land at risk of flooding from all sources across the High Peak Borough Council Plan Area. As discussed with the Environment Agency's Development Flood Risk team, the SFRA is the best and most up-to-date strategic assessment of flooding available in the Borough and should therefore be used as the basis for sequential testing.

4.3 The application site lies within Flood Zone 2 as identified by the Environment Agency and is therefore considered to have a medium probability of flooding i.e. between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) in any year.

Area of Search for Reasonably Available Alternative Sites

4.4 A thorough review of all relevant High Peak Borough Council planning documents and a walking survey of the centre of the settlement was undertaken to collect the baseline data against which to apply the sequential test.

4.5 The geographical area over which this appraisal has been applied is the area within 500m from the Central Post Office on Victoria Street/Howard Street in the heart of Glossop town centre. This geographical area has been agreed as an appropriate area of search for reasonably available alternative sites since the retirement apartments for older people, as proposed at the application site, are dependant in planning and commercial terms on securing a location that is central to the town and which enjoys ready access to health, retail, public transport and cultural facilities. A suitable site within 500m of the Central Post

Office is deemed to be capable of meeting these specific locational requirements. In addition the site must also accommodate the commercial units proposed.

4.6 Looking for alternative sites beyond the existing settlement boundary is inappropriate and would go against the grain of established planning policies which aim to secure development which is sustainably located in relation to existing settlement patterns and housing requirements.

Evidence Base

4.7 A number of planning documents have been appraised in order to identify potential reasonably available alternative sites within Glossop town centre that might accommodate the quantum and type of development proposed. Windfall sites (unallocated sites) have also been considered by a desk and site based appraisal. The following identify the sources investigated:

High Peak Saved Local Plan Policies

4.8 The key document for this exercise was the High Peak Saved Local Plan Policies (adopted March 2008) which is the current development plan for the area of search and the starting point for identifying potential reasonably available alternative sites. An extract from the proposals plan (Glossop Town Centre Inset) is attached at Appendix 2. The Local Plan was produced under a now-superseded system of development planning and is a 'saved' plan, which means that its policies will continue to be used for development control purposes until it is replaced by the Local Development Framework (LDF).

4.9 Our analysis of the Local Plan revealed that there are no 'pure' housing sites allocated for development within the area of search. Three town centre regeneration sites were identified where some limited housing provision might be permitted as part of a mixed use regeneration proposal. These sites are shown at Appendix 2 and include: TC11 Howard Town Mill, TC11 George Street and TC11 Wren Nest Mill/Surrey Street. These sites were all

considered as potential reasonably available alternative sites and the sequential test applied.

Strategic Housing Land Availability Assessment

4.10 Future potential housing sites were also considered. In 2009 Ekosgen were commissioned jointly by Derbyshire Dales District Council, High Peak Borough Council and the Peak District National Park Authority to produce a Strategic Housing Land Availability Assessment (SHLAA) for the Peak Sub Region. The main purpose of the SHLAA report is to identify sites that could be allocated for housing development and contribute towards the essential housing supply requirements of the Borough over the next 15 year plan period. The SHLAA is the housing evidence base for the LDF that will replace the current Local Plan.

4.11 Ekosgen appraised all the site suggestions in the study area against a set of criteria including existing use, site location, possible visual impact and constraints such as topography and availability etc.

4.12 Whilst a number of sites in Glossop are categorised as 'developable residential sites' by the SHLAA this does not mean that High Peak Borough Council will necessarily allocate them as housing land in the LDF. The SHLAA report is, however, an important first step in achieving an allocation. The potential sites within the identified area of search which passed the Ecosgen filter are identified at Appendix 3 and include: SS122, SS160, SS164, HP11, HP58, HP59, HP78, HP87, HP91 and HP852.

Employment Land Review

4.13 In 2009 Nathaniel Lichfield and Partners were jointly commissioned by Derbyshire Dales District Council, High Peak Borough Council, the Peak District National Park Authority and Derbyshire County Council to produce an Employment Land Review for the Peak Sub Region.

4.14 The main aims of the study were to consider the future employment land and premises requirements of the Peak Sub Region to 2026 and review the study area's current supply of employment land in both quantitative and qualitative terms. It sought to provide a preliminary indication of which employment sites might be retained and which could potentially be de-allocated, or allocated for alternative uses to provide a balanced portfolio of land in the next plan period to 2026.

4.15 The plan at Appendix 4 illustrates that the Peak Sub Region Employment Land Review considered only one site in the area of search: NLP39. This might or might not be allocated for new uses in the LDF but for the purposes of this report, the land is appraised in any event.

Sites with Planning Permission

4.16 Sites with planning permission were appraised to ascertain whether any could potentially provide a reasonably available alternative site.

Windfall Sites: Desk Based and Walking Survey

4.17 A desk-based review of the High Peak Saved Local Plan Policies was undertaken to identify any windfall sites in Flood Zone 1 of the area of search. The area of search was also 'walked' to identify any potential windfall sites which might not have been thrown up by the initial desk based work or identified by any of the planning documents. No other sites were identified by High Peak Borough Council that might meet the functional requirements of this application.

5. Applying the Sequential Test

Sites with Planning Permission

5.1 Ekosgen identified a number of small sites with planning permission which were deliverable within 0 - 5 years. Each was considered as a potential reasonably available alternative site:

HP346 Shrewsbury Street, Glossop



Location:

Site HP346 is located at the junction of Shrewsbury Street and Wrens Nest Terrace. It is located to the west of Glossop town centre and just falls within the 500m radius of search.

Description:

The site extends to 0.09 hectares and lies within Flood Zone 1.

Sequential Analysis:

The site was identified by Ekosgen as having been granted planning permission for a residential scheme with a total capacity for 16 units. Our site visit confirmed that this permission had been implemented and the buildings had already been converted into

self-contained apartments. Therefore it was discounted as a reasonably available alternative site.

HP282 Howard Street/Fauvel Road



Location:

Site HP282 is located at the junction of Howard Street and Fauvel Road within a 500m radius of the Central Post Office. The property is located to the northwest of Glossop town centre.

Description:

Fauvel Road is a residential road, set on steep topography and characterised by terraced and semi-detached properties. The site was noted by the Ekosgen study as having received planning permission for two residential properties. The application site is 0.001 hectares in size.

Sequential Analysis:

Although in Flood Zone 1 the site is too small to accommodate the quantum of development required and was thus discounted as an alternative site.

HP220 Fauvel Road, Glossop



Location:

Site HP220 is located on Fauvel Road within 500m of the centre of Glossop and to the north west of the Central Post Office. The site is located within Norfolk Square Conservation Area.

Description:

Ekosgen noted that the site is 0.03 hectares in size and received planning permission for one dwelling on 09 August 2006. The site is surrounded by residential properties.

Sequential Analysis:

Further analysis revealed that this approval was for an extension only. The site was discounted and not appraised further.

HP360 Victoria Street, Glossop



Location:

Site HP360 is located off Victoria Street to the south of and within 500m of the Central Post Office. The site is occupied by Howard Town Mill. It covers an area of 0.33 hectares and is located adjacent to Glossop Brook.

Description:

Howard Town Mill is a former industrial building and is located within Howard Town Conservation Area. The mill was allocated as part of a larger for mixed use regeneration area by the Local Plan. It was granted planning permission for conversion and extension to accommodate apartments, a hotel, retail and food and drink uses.

Sequential Analysis:

Our site visit confirmed that comprehensive development was underway at the site and the site was discounted as an available alternative.

5.2 None of the sites with extant planning permission were associated with unimplemented approvals that could provide a sequentially preferable alternative to the application site.

Sites Allocated in High Peak Local Plan

5.3 There are no dedicated housing allocations within the area of search area to appraise. Three sites allocated for mixed use regeneration were considered:

TC11 Howard Town Mill



Sequential Analysis:

The remaining part of the TC11 Howard Town Mill regeneration site is being developed as an integral part of the Howard Town Mill development and is unavailable for development (see under HP360 above). The site falls within Flood Zone 2 and is not sequentially preferable. Our site visit confirmed that comprehensive development was underway at the site and the site was discounted as an available alternative.

TC11 George Street Sites



Location:

These sites are located either side of George Street, adjacent to Glossop Brook. The land here is situated within the 500m area of search and is to the southwest of the Central Post Office.

Description:

These sites were allocated for regeneration by the Local Plan. They are located within Norfolk Square Conservation Area. They are linked to the other side of Glossop Brook via a bridge.

Sequential Analysis:

Our site visit confirmed that comprehensive development has been undertaken at George Street with the construction of Glossop Primary Care Centre and a new private house. The sites were therefore discounted.

TC11 Wren Nest/Surrey Street.

Location:

This site is largely beyond the 500m search radius.

Sequential Analysis:

The remaining part of the allocation within the 500m area of search was discounted (see under Site HP87 below).

5.4 There are no dedicated housing allocations within Glossop town centre. Allocated mixed use sites could not provide a reasonably available alternative to the application site.

Windfall Sites: Desk Based and Walking Survey

5.5 Windfall sites are those which have not been specifically identified by the development planning process. They comprise previously developed sites that unexpectedly become available. The NPPF advises that Local Planning Authorities should not normally rely on windfall sites to meet housing needs. Potential windfall sites that were identified during our desktop work were nonetheless visited to assess whether they might be reasonably available to contribute to housing supply:

W1 Windfall Site on Corner of Princess Street and St Marys Road



Location: Site W1 is located in a residential area on the corner of Princess Street and St Mary's Road within 500m of the centre of Glossop and southwest of the Central Post Office.

Description: The site includes a former United Reformed Church and a detached Sunday School building. Planning permission has been granted for conversion into self-contained apartments.

Sequential Analysis: Although these buildings have been approved for conversion to a small number of apartments, the overall area of the site would not be large enough for the proposed development.

5.6 No further windfall sites of any consequence were identified. As such, there are no windfall sites currently reasonably available for redevelopment in Glossop town centre.

Possible Local Development Framework Housing Sites

5.7 Sites that could possibly be allocated for housing development over the next 15 year plan period were suggested by Ekosgen's Strategic Housing Land Availability Assessment in 2009. The potential sites which passed the filter are identified at Appendix 3 and include SS122, SS160, SS164, HP11, HP58, HP59, HP78, HP87, HP91 and HP852. These sites were considered to assess whether they might provide a reasonably available and sequentially preferable alternative to the application site:

SS122 Land between Phillip Howard Road and Victoria Street



Location:

Site SS122 is located between Philip Howard Road and Victoria Street. It is located to the southern edge of the area of search on elevated land.

Description:

Ekosgen log the site as 0.03 hectares in size with potential for 10 residential units. The site currently comprises of rough land, trees, derelict farm buildings as well as a collection of modern farm buildings. The site is steep with varied topography and suffers from poor access.

Sequential Analysis:

The site is elevated above Glossop town centre and is therefore unsuitable for retirement apartments. It was ruled out as an alternative site for this reason.

SS160 Land to Rear of 13 Fauvel Road



Location:

Site SS160 is situated to the rear of residential properties located on Fauvel Road. The site is located to the northwest of Glossop town centre.

Description:

The site is characterised by steep topography and residential properties. Ekosgen identify the land as having potential yield for two residences on a 0.06 hectare site.

Sequential Analysis:

This site was discounted as a result of its restricted nature. Furthermore the site would not be easily accessible to older people due to its location on a steep road and at the periphery of the defined area of search.

SS164 Bank Street



Location:

Site SS164 is located on very steep ground to the south of Glossop town centre. The site is located towards the periphery of the 500m area of search.

Description:

The site comprises of a field with agricultural buildings. The site is accessed from Bank Street, a very steep access. The site appears to be used for small scale farming activities and is not advertised for sale.

Sequential Analysis:

Whilst the site is located within the area of search, the steep access renders it wholly inappropriate for a development catering for older people. Although in Flood Zone 1 this land could not be considered to be an alternative and preferable site to the application site.

HP116 Land at Fauvel Road



Location:

The site is located off Fauvel Road, opposite Victoria Hall and the library and adjacent to St Luke's Church. The site is located within the 500m radius of Glossop town centre and to the northwest of the Central Post Office. It is located within an existing residential area.

Description:

This is a small development site which currently has the benefit of planning permission for residential development. Ekosgen identify the 0.63 hectare site as having a capacity for 3 residences. The site is currently being used as a car park and is located at the top of a steep slope.

Sequential Analysis:

The site area is insufficient in area to construct the footprint and parking area required by the proposed development. It is also considered unlikely that permission would be given for a multi-storey construction in this part of Glossop, as the site is surrounded mostly by two-storey residences. The site is located in an elevated position from the town centre which would be prohibitive for older people. Furthermore, the site's peripheral location and

residential surroundings would make commercial accommodation unviable here. It is discounted as an alternative site.

HP58 Land off George Street



Location:

The site lies within the 500m area of search and is southwest of Glossop town centre.

Description:

This site is allocated for regeneration by the Local Plan.

Sequential Analysis:

Our site visit confirmed that comprehensive development has been undertaken at George Street with the construction of Glossop Primary Care Centre and a new private house. The site was therefore discounted.

HP59 Land Surrounding Howard Town Mill, Glossop



Sequential Analysis:

Land surrounding Howard Town Mill has already been discussed and discounted under reference HP360 and TC11 above.

HP78 Woods Mill, High Street

This large site is subdivided into three smaller areas for analysis:

- A) Former Scrap Yard
- B) Easton House
- C) Remainder of HP78

a) Former Scrap Yard



Location:

The former scrap yard site is located across Glossop Brook from Woods Mill. It fronts Glossop Brook on its northerly boundary. It is located within the 500m area of search from the Central Post Office.

Description:

This site was the base for a former scrap metal yard where old motor vehicles were broken up for recycling. The site is approximately 2m above normal river level, but falls within the flood plain.

Sequential Analysis:

Whilst the overall site area is adequate for the proposed development, it may need remediation before redevelopment can take place. It is also within the flood plain and therefore a risk of flooding. It has been discounted as a reasonably available alternative site.

b) Easton House



Location:

Easton House lies to the east of Glossop town centre within the 500m area of search from the Central Post Office. It is accessed from High Street West and is close to the Cornmill Roundabout.

Description:

The site's buildings are listed and owned by High Peak Borough Council. They were formerly used as office and outbuildings and rented to Volcrepe, a rubber manufacturer. They are currently in a poor condition.

Sequential Analysis:

The proposal for retirement apartments calls for a new purpose built premises with parking and would not be appropriate to the sensitive redevelopment that this listed structure requires. It has therefore been discounted as a reasonably available alternative site.

c) Remainder of HP78



Location:

The remainder of Site H78 comprises Woods Mill and associated buildings, which spread out along the northern edge of Glossop Brook.

Description:

This part of H78 includes the former Woods Mill complex. The former industrial buildings are separated by Milltown, which cuts through the centre of the site. The majority of the site falls within Flood Zone 2.

Sequential Analysis:

The site requires regeneration as part of a holistic regeneration masterplan and is far too large for the proposed scheme to tackle. The site is discounted as an alternative.

HP87 Ferro Alloys Surrey Street



Location:

This site is located to the northwest of Glossop town centre. Only a small part of the site is set within the 500m radius from the Central Post Office. The site corners Surrey Street and Glossop North End AFC football ground.

Description:

The site is identified by the Local Plan for mixed use regeneration under TC11. The 0.75 hectare site is highlighted by Ekosgen as having capacity for 23 residences. The site is understood to be contaminated.

Sequential Analysis:

Although in Flood Zone 1, the site is understood to be contaminated and will require mediation before being redeveloped for residential use. It was not for sale and discounted as an alternative site.

HP91 Clumber House, St Marys Road



Location:

This site is located just of St Marys Road, to the south west of Glossop town centre. It is within a 500m radius of the Central Post Office. The site is situated just off High Street West and is close to a number of local services and facilities.

Description:

The 0.32 site was identified by the Local Plan and Ekosgen as having capacity for 10 new residences. The site has recently been redeveloped by a residence for older people called 'Pendlebury Court'.

Sequential Analysis:

The site was discounted as it has already been developed into residence or older people.

HP852 Land off Cliffe Road, Glossop



Location:

Site HP852 is located partly within a 500 m radius of the Central Post Office. It sits to the west of Glossop town centre.

Description:

The site includes a large area of open land with several small buildings. The site is currently used mostly for the equestrian purposes - stabling and grazing horses.

Sequential Analysis:

The site is largely greenfield land and could not be developed as a windfall housing site. It was discounted.

5.8 From the analysis above, it is clear that The Landbank has thoroughly applied the sequential test with the aim of ensuring that development is steered toward the area at the lowest probability of flooding. The sequential analysis has demonstrated that no reasonably available alternative sites exists in Flood Zone 1 or in a Flood Zone 2 area at lower risk of flooding than the application site.

6. Applying the Exception Test

The Exception Test

6.1 In addition to requesting evidence that the site is sequentially preferable, the Environment Agency also requested that The Landbank demonstrate that the proposal complies with the two-part Exception Test as set out in the NPPF.

6.2 Paragraph 102 of the NPPF states that *'if, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:*

- *It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk…*
- *A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.*

6.3 The Exception Test is considered against the application site and the proposed development scheme below:

The Benefits Offered by the Scheme to the Community Outweigh Flood Risk Issues

6.4 The wider benefits offered by the proposed scheme are significant and outweigh the limited flood risk associated with locating residential development here. These benefits include:

- Transforming a neglected and long-term vacant brownfield site and facilitating a contribution towards the Council's aspirations of achieving the comprehensive redevelopment of this part of Glossop town centre;

- Adding activity and vibrancy and enhancing the environmental attractiveness of the Market Street and Chapel Street streetscenes, Norfolk Square Conservation Area and this part of the town centre, and;

- Helping to meet the recognised need for bespoke accommodation for older people within Glossop and therefore potentially release family housing for reoccupation within the local area;

The Development is Safe and will not Increase Flood Risk Elsewhere

6.5 The proposed development can be constructed without putting the new uses or their occupants at risk of flooding from Glossop Brook. Condition 17 of the extant planning approval stipulates that the lowest floor threshold level of the proposed buildings should be set at a minimum of 144.6m AOD (which includes freeboard above the modelled 100-year flood level and includes the necessary adjustments for climate change). The Environment Agency previously had no objections to the scheme subject to the condition relating to finished floor level being achieved. The same condition would be reapplied to this application.

6.6 The proposed development is therefore judged to be safe from flooding in accordance with the NPPF and Peak Sub Region Strategic Flood Risk Assessment. There will be no impediment to the passage of flood water along the river channel by the redevelopment of the site. Surface water run-off could be controlled by a sustainable urban drainage system.

7. Conclusion

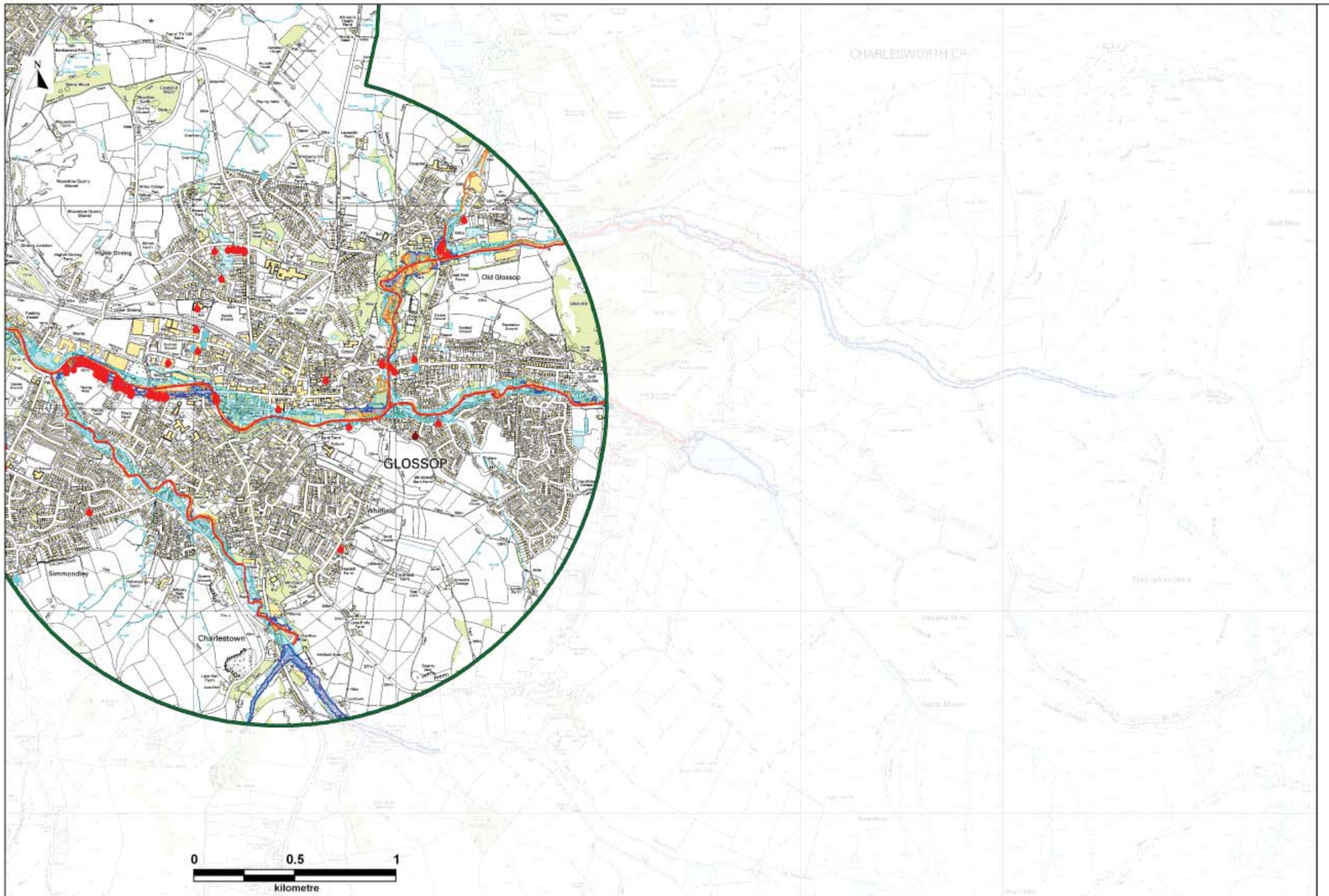
7.1 This Food Risk: Sequential and Exception Analysis Statement has responded directly to the request from the Environment Agency that the proposed mixed use development, including retail, leisure, commercial/office space and retirement apartments, at land to the rear of 13 Chapel Street, Glossop, be tested against the sequential and exception tests of the NPPF.

7.2 A thorough sequential testing exercise has been undertaken with a comprehensive series of planning documents appraised to identify and assess whether reasonably available alternative sites within Glossop town centre might accommodate the development proposed. Our analysis of these documents combined with an assessment of potential windfall sites has concluded that there are no reasonably available alternative sites with a lower probability of flooding that would be appropriate for this development proposal. Compliance with the Sequential Test has thus been demonstrated.

7.3 It has also been shown that the proposed scheme fully complies with the two-part Exception Test as set out in the NPPF - the development does provide wider sustainability benefits to the community that significantly outweigh flood risk issues, the development will be safe and will not result in the loss of any functional floodplain and nor increase flood risk elsewhere.

Appendix 1: Peak Sub Region Strategic Flood Risk

Appendix 1: Peak Sub Region Strategic Flood Risk



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Project:- PEAK SUB-REGION STRATEGIC FLOOD RISK ASSESSMENT

Tile B3:- STRATEGIC FLOOD RISK MAP SHOWING FLOODING FROM ALL SOURCES HIGH PEAK BOROUGH COUNCIL (PLAN AREA)

Rev.	By	Date	Description

Drawn By	:- A J Bryan	Revision	-	Drawing No.	:- WB/PSSF/DRAWING - 002
Checked By	:- B L Dunn	Status	FINAL	Date	:- 12 February 2008
Approved By	:- J R Parkin	Drawing Scale	:- 1:10,000	Issuing Office	:- Birmingham
		Sheet No.	:- 3 of 14		
		Plot Scale	:- 1:1 @ A1		

Key Plan:



Legend:-

- Council Boundary
- Plan Area
- Main River Centreline
- Flood Zone 2 (Medium Probability)
- Flood Zone 3a (High Probability)
- Flood Zone 3b (Functional Floodplain)
- Recorded Flooding - Impounded Water Bodies
- Recorded Flooding - Artificial Drainage
- Recorded Flooding - Surface Water
- Recorded Flooding - Fluvial
- Recorded Flooding - Unknown

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PPS25: Flood Zones Definition



PPS25: Flood Risk Vulnerability and Flood Zone "Compatibility"

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b Functional Floodplain	Exception Test Required	✓	✗	✗	✗

✓ : Development is appropriate
✗ : Development should not be permitted

PPS25: Flood Risk Vulnerability Classification



north

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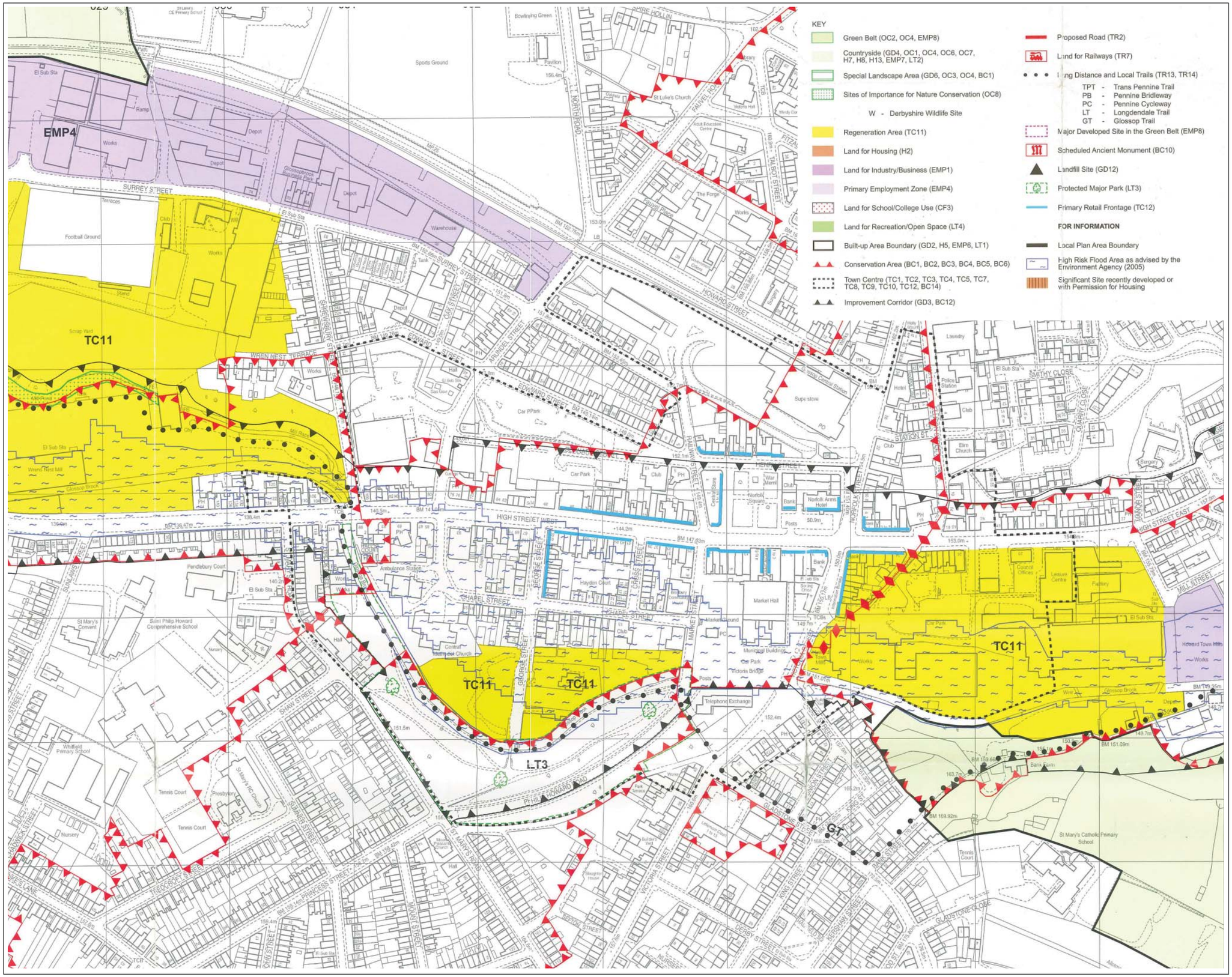
Source:

Halcrow
High Peak Borough Council

client:	The Landbank
job no:	12/805
dwg no:	Appendix 1
scale:	N/A
date issued:	August 2012

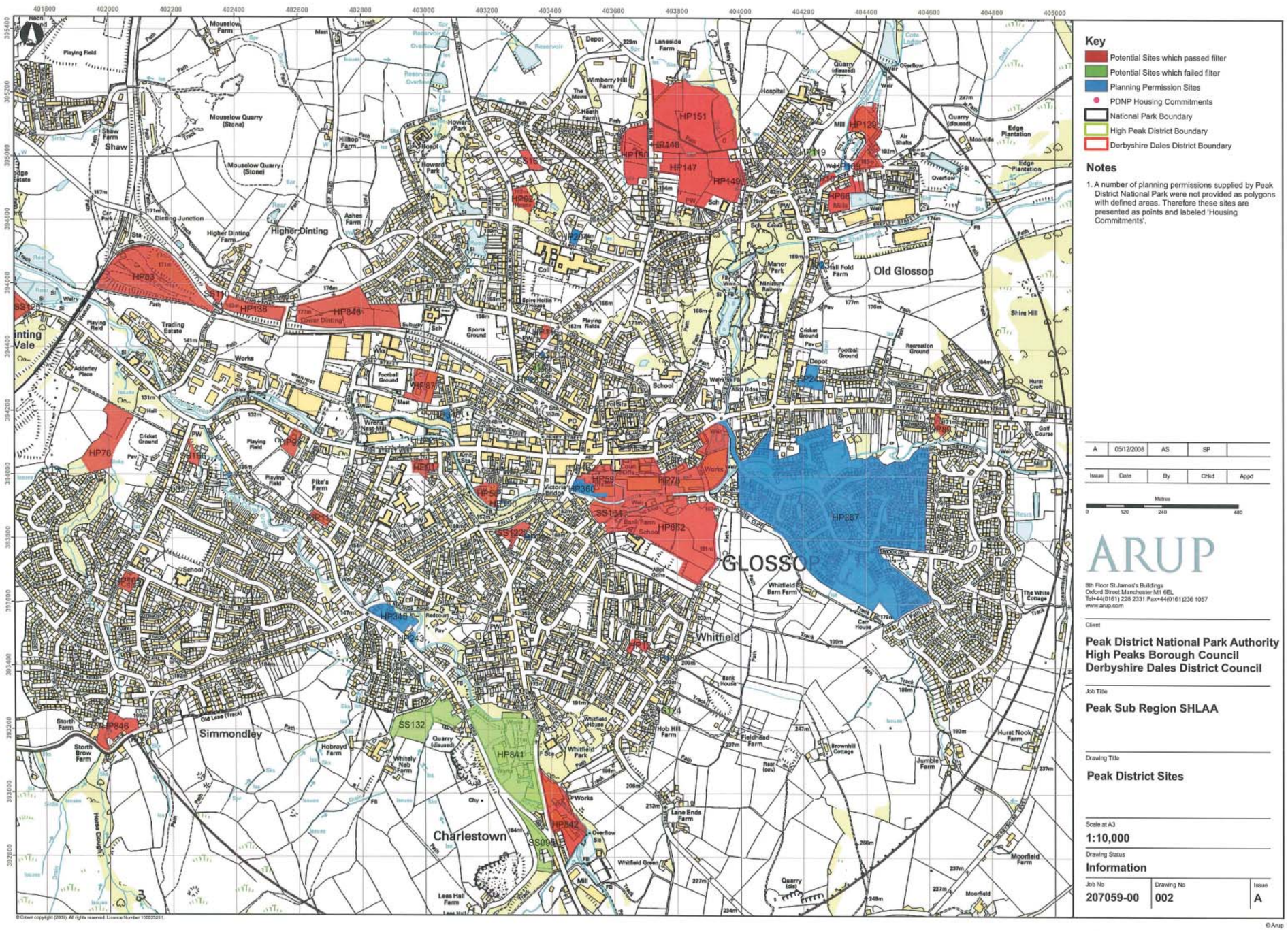
Appendix 2: Glossop Town Centre Inset, High Peak Local Plan

Appendix 2: Glossop Town Centre Inset, High Peak Local Plan


KEY
Green Belt (OC2, OC4, EMP8)
Countryside (GD4, OC1, OC4, OC6, OC7, H7, H8, H13, EMP7, LT2)
Special Landscape Area (GD6, OC3, OC4, BC1)
Sites of Importance for Nature Conservation (OC8)
W - Derbyshire Wildlife Site
Regeneration Area (TC11)
Land for Housing (H2)
Land for Industry/Business (EMP1)
Primary Employment Zone (EMP4)
Land for School/College Use (CF3)
Land for Recreation/Open Space (LT4)
Built-up Area Boundary (GD2, H5, EMP6, LT1)
Conservation Area (BC1, BC2, BC3, BC4, BC5, BC6)
Town Centre (TC1, TC2, TC3, TC4, TC5, TC7, TC8, TC9, TC10, TC12, BC14)
Improvement Corridor (GD3, BC12)
Proposed Road (TR2)
Land for Railways (TR7)
Long Distance and Local Trails (TR13, TR14)
TPT - Trans Pennine Trail
PB - Pennine Bridleway
PC - Pennine Cycleway
LT - Longdendale Trail
GT - Glossop Trail
Major Developed Site in the Green Belt (EMP8)
Scheduled Ancient Monument (BC10)
Landfill Site (GD12)
Protected Major Park (LT3)
Primary Retail Frontage (TC12)
FOR INFORMATION
Local Plan Area Boundary
High Risk Flood Area as advised by the Environment Agency (2005)
Significant Site recently developed or with Permission for Housing
EMP4
TC11
TC11
TC11
TC11
LT3
GT
SURREY STREET
HONARD STREET
EDWARD STREET
WREN NEST TERRACE
HIGH STREET WEST
HIGH STREET EAST
CHAPEL STREET
PHILIP HOWARD RD
STATION ST
NORFOLK STREET
MARKET STREET
GEORGE STREET
CROSS STREET
TALBOT STREET
FAUVEL ROAD
SHAW STREET
SUMNER STREET
PRINCESS STREET
MOUNT STREET
VICTORIA STREET
KING STREET
DERBY STREET
GLADSTONE CLOSE
SMITHY CLOSE
QUARRY CLOSE
MILL STREET
MARDE STREET
Sports Ground
Bowling Green
Pavilion
St Luke's Church
Football Ground
Scrap Yard
Depot
Works
Warehouse
Car Park
Supermarket
Police Station
Hotel
Norfolk Arms Hotel
Norfolk Square
Market Hall
Market Ground
Municipal Building
Telephone Exchange
Leisure Centre
Council Offices
Factory
Howard Town Mills
Bank Farm
Ambulance Station
Haydn Court
Pendlebury Court
St Mary's Convent
Saint Philip Howard Comprehensive School
Whitfield Primary School
St Mary's Catholic Primary School
Central Methodist Church
St Mary's RC Church
Presbytery
Tennis Court
Nursery
Hall
Surgery
Laundry
Club
Bank
Posts
Victoria Bridge
Glossop Brook
Wren's Nest Mill
Gamesbrook Business Park
Gamesbrook Recreation Park
Adult Education Centre
Library
Victoria Hall
The Forge
Fauvel Place
Sunday School
Chapel West
Sorting Office
Surgery
Elm Church
Bank Farm
Dingle View
Holy Mount
Sunday School
Methodist Church
Builder's Yard
Slaughter House
Lawn Mill
Mill Race
Car Park
Ramp
Terraces
Club
Stand
Pond
Tank
Hall
Gas Govn
Sub Sta
Depot
Works
Warehouse
Nursery
Presbytery
Tennis Court
Football Ground
Sports Ground
Bowling Green
Pavilion

Appendix 3: Peak Sub Region Strategic Housing Land Availability Assessment

Appendix 3: Peak Sub Region Strategic Housing Land Availability Assessment



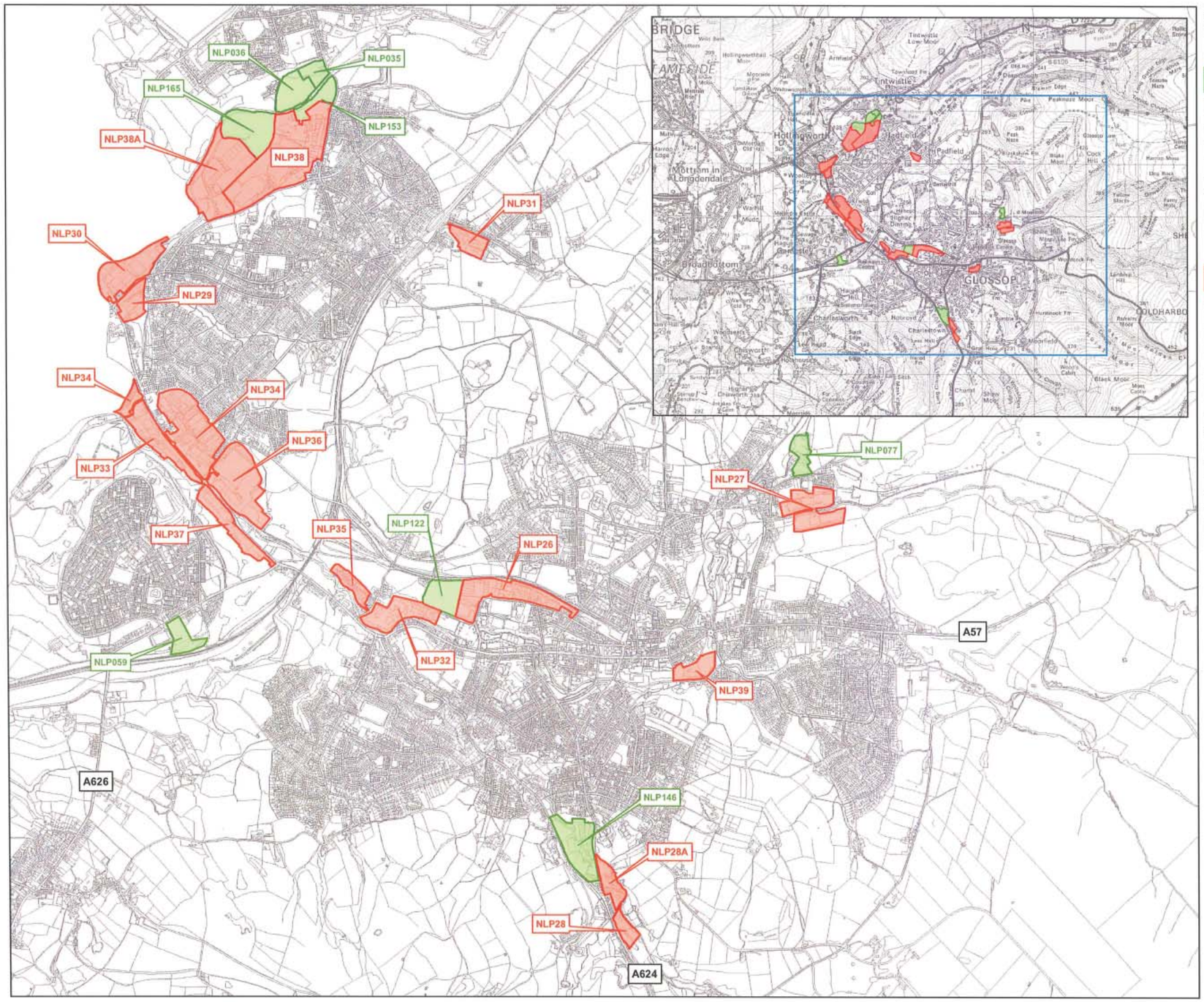
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Source:

Arup
Ekosgen
High Peak Borough Council

client: The Landbank
job no: 12/805
dwg no: Appendix 3
scale: N/A
date issued: August 2012

Appendix 4: Peak Sub Region Employment Land Review



Avaliable & Developed Employment Land

Key

Avaliable Employment Land

Ref	Name
NLP035	Bridge Mills, Tintw istle
NLP036	Bridge Mills, Tintw istle
NLP059	Glossop Road/Garnesly
NLP077	Haw keshead Mill, Old Glossop
NLP122	Summers Field, Wren Nest Road
NLP146	Turnlee/Charlestow n Road
NLP153	Waterside, Hadfield
NLP165	Rossington Park

Developed Employment Land

Ref	Name
NLP26	Surrey Street
NLP27	Shepley Street, Old Glossop
NLP28	Dover Mill
NLP28A	Charlestow n Road
NLP29	Wooley Bridge Road, Hadfield
NLP30	Wooley Bridge Road, Hadfield
NLP31	Hadfield Mill, Padfield
NLP32	Logw ood Mill
NLP33	Brookfield I.E. (Glossop Caravans)
NLP34	Brookfield I.E.
NLP35	Dinting Lane
NLP36	Dinting Lodge
NLP37	Dinting Vale Industrial Estate
NLP38	Waterside, Hadfield
NLP38A	Rossington Park
NLP39	How ard Tow n Mills

nlp Nathaniel Lichfield and Partners

Project: Peak Sub-Region Employment Land Review

Title: Avaliable & Developed Employment Land

Client: Various

Date: 18.03.08

Scale: 1 : 17,000 @ A3

Drawn by: MAr

Drg. No:

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GIS Reference: S:\MA40393 - High Peak\MA40393 - High Peak - Final Employment Sites - Avaliable & Developed Employment Land (1) - 18.03.08.mxd

north

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Source:

Nathaniel Lichfield and Partners
High Peak Borough Council

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job no: 12/805
dwg no: Appendix 4
scale: N/A
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