



High Peak Borough Council

High Peak Local Plan

URBAN CAPACITY STUDY

GLOSSOPDALE

JULY 2003

1. INTRODUCTION

- 1.1 The purpose of this study is to provide an informed assessment on the opportunities for residential development on previously developed land (brownfield) within Glossopdale at a “snapshot” of 1 April 2003. The completion of urban capacity studies is required by Planning Policy Guidance (PPG) Note 3 'Housing' (March 2000) and the Regional Planning Guidance (RPG) for the East Midlands' (January 2002) and its Revised Draft published in April 2003.
- 1.2 It is envisaged that through optimising urban capacity, future residential development will take place in sustainable locations with good access to public transport and local facilities. This will reduce the requirement for development of greenfield sites. In 1998 the Government established a target for raising the national proportion of new homes to be built on previously developed land to 60% by 2008. The Regional Planning Guidance also sets a regional target of 60% of homes on brownfield land.
- 1.3 Publication of Government advice on assessing urban capacity was published in December 2000. 'Tapping the potential – assessing urban housing capacity: towards better practice' (hereafter TTP) built on the requirement in PPG3 by providing examples and suggestions on the best way to conduct the studies. In Derbyshire this is further supplemented by an agreed framework which outlines the principles for undertaking future studies in Derbyshire. The framework was prepared by Derbyshire County Council in 2001, in consultation with a sub group of the Derbyshire Group of Planning Officers.
- 1.4 The approach adopted for this urban capacity study was informed by TTP and by Derbyshire County Council's "A Framework for Urban Capacity Studies in Derbyshire" (March 2001). These documents provide an overall context for the study. As TTP states guidance is intended to be informative but not prescriptive. The Council has, therefore, sought to relate the guidance to the specific local context of the Buxton sub area of the Structure Plan.
- 1.5 The Council first prepared urban capacity studies in 2000 against a “snapshot” of 1 April 2000. A second set of studies was published with a base date of 1 April 2001. The current study follows substantial revision and updates the position to 1 April 2003.
- 1.6 Section two of this study explains at the outset the methodology employed and the sources for the data referred to in the document. Section three identifies the physical and environmental attributes which give Glossopdale its special character. Glossopdale's urban form, townscape, historic environment and setting will be explored in this section.
- 1.7 Section four outlines the background to the planning strategy for the future role and development of Glossopdale. It introduces the issues which have been addressed, and how these have informed the planning policies set out in the

High Peak Local Plan, the Derby and Derbyshire Structure Plan and the Regional Planning Guidance.

- 1.8 The final sections will tie in the historic sources of supply and future urban capacity within the character of the settlement and the growth strategy for Buxton. Analysis of this data will calculate an estimate for the number of dwellings that can be provided on previously developed land and identify the dwellings to be provided through new housing allocations in the review of the High Peak Local Plan.

2.0 DATA SOURCES AND METHODOLOGY

- 2.1 The overall geographical scope of the study is the Glossopdale sub-area of the High Peak Local Plan with the focus being the urban area of Glossop and Hadfield. TTP suggests that “urban” could embrace all settlements that can contribute to sustainable patterns of development. Such settlements would (or have scope to contain) shops and services, accessible by public transport and be capable of having a sensible settlement envelope drawn around them. The sub group of the Derbyshire Group of Planning Officers who prepared the “Framework for Capacity Studies in Derbyshire” considered that this definition was sufficiently flexible to enable individual authorities to determine which areas were appropriate to include as “urban” in their capacity studies.
- 2.2 Having defined the scope of the study, the next step was site analysis to establish the potential for residential development against the base date of 1 April 2003. The importance of the base date is strongly emphasised. The picture revealed by housing data will inevitably vary over time. It is essential to have a common reference point for the projections in this document. This provides a “snapshot” of a constantly changing scene and will enable housing objections at the Local plan Inquiry in the Autumn of 2003 to be considered in the context of the latest available information.
- 2.3 Section 6.20 includes the housing land supply figures in Glossopdale for 1991 to 2011. Housing land supply and monitoring is maintained on a county wide database, prepared by District Authorities in conjunction with the County Council. The table below shows the data sources from which the housing land supply figures (see section 6.20) are derived.

Data Type	Data Source
Housing completions	Site Survey
Housing under construction	Site Survey
Housing commitments	Planning Application Records

- 2.4 The study adds to this base data by examining the potential future sources of supply. In doing so a distinction is drawn between small sites (less than 10 units) – and larger areas of potential housing land - this approach follows that of

the County-wide framework. The factors affecting the availability of housing sites in the urban area is discussed in section 5 and has a particular impact on the supply of small sites. The detailed methodology for projections of sites for 9 dwellings or less is described in paragraphs 6.5 to 6.7.

- 2.5 The study has been informed by an initial character appraisal of the different areas of the town to identify overall potential followed up by a comprehensive survey of available land. This detailed survey has identified the 'urban capacity sites' which are capable of accommodating 10 units or more. In addition to the initial survey, the Council's Chartered Surveyor has assessed each site to ensure they have a realistic potential for development.

3.0 CHARACTER OF GLOSSOPDALE

- 3.1 This section identifies the physical and environmental attributes which give Glossopdale its special character. It is this character which will principally dictate how the strategy for Glossopdale's future growth is interpreted in planning decisions and the capacity of the urban framework to accommodate more residential development on previously developed sites.

Glossopdale's Setting

- 3.2 The setting of Glossopdale within the landscape and the visual relationship of the built up area with its surroundings is an important element of its character.
- 3.3 Glossopdale is closely linked to the main urban areas of Greater Manchester, being located between this sprawling metropolis and the Pennines. The location of the area in relation to its hilly terrain makes Glossopdale visible from much of the surrounding countryside.
- 3.4 Glossopdale is cut off from Lancashire and Cheshire by steep hills and a river gorge, and by more formidable hills and a peaty plateau from Yorkshire and the rest of Derbyshire. The area is, therefore, at the centre of a saucer, the hub being the town of Glossop, the rim of the saucer being the surrounding hills which are only broken by the Dinting Arches and approach embankments.
- 3.5 Several of Glossopdale's urban areas are located on the rising rim and, therefore, more prominent. Charlesworth, Tintwistle, Chisworth and parts of Simmondley all appear exposed when viewed from local vantage points.
- 3.6 Much of this exceptional surrounding landscape is protected through tightly drawn Green Belt and Special Landscape Area designations. Protection is also afforded to the wider landscape by the Peak District National Park which surrounds Glossopdale to the north, east and south. In some locations around the urban fringe the National Park boundary is less than 10 metres from the built-up area such is the quality of Glossopdale's landscape setting.

Historic Growth

- 3.7 Glossopdale can trace its history back to AD80 when Roman settlers built the Melandra Fort. Following the Romans, early Anglian settlers farmed and hunted on the edge of the forest and developed small settlements. However, it was not until Glossopdale's development as a centre for the cotton industry that the area was left with significant visual landmarks. Evidence of the textile industry's dominance remains in the form of large 17th Century Houses, 19th Century workers cottages, 19th Century industrial mills and publicly donated fine buildings.
- 3.8 By the mid 19th Century the population had grown by six times in 50 years and the development of the steam engine resulted in the growth of large individual mills.
- 3.9 The commercial centre of Glossopdale developed along the linear route of High Street West and High Street East. This was a move away from the traditional market centre at Old Glossop. This development pattern was established by the building of Cross Cliffe Mill and Wren Nest Mill.
- 3.10 However, Glossopdale's fortunes reversed and with the long decline of the cotton industry throughout the 20th Century and the failure of any other large scale industry to take its place the area suffered from high unemployment. Economic decline during a period of suburban expansion in the larger towns and cities effected the pattern of Glossopdale's housing provision. In Glossopdale there is a significant shortage of 1930s inter-war semi-detached dwellings when compared to Greater Manchester.
- 3.11 A lack of employment opportunities caused a demographic change as the young sought employment outside the area. To redress the imbalance of an increasingly ageing local population, Manchester's slum clearance program was linked with a perceived availability of suitable housing relocation sites in Glossop. Following implementation, the population of Glossopdale swelled by nearly 15,000 young people in the 1960's.
- 3.12 Change in the demographic composition needed to be accompanied by local employment prospects if Glossopdale was to avoid becoming another Manchester commuter suburb. Gamesley, the largest Council estate in Glossopdale was completed in 1972, increasing the population to 24,147. Unfortunately, the situation regarding employment provision remained virtually unchanged, ensuring Glossopdale's working population relied on Greater Manchester for employment.
- 3.13 Public sector housing growth was rapidly followed by private sector housing investment. Shirebrook Park, a residential development to the east of Glossop was built during the 1970's and 1980's. The development comprised over 1000 houses of various types. During construction of this site, 2 other large privately developed sites received planning permission for 917 dwellings. These three large private sites predominantly provide executive style detached housing.

Glossopdale Today

- 3.14 This growth of Glossopdale's housing provision over the last 20 years has further compounded its role as a Greater Manchester commuter suburb. The population growth has not been matched by either employment, commercial or retail development. The 1991 Census (Special Workplace Statistics) revealed that 44% of Glossopdale's working residents worked in Greater Manchester, with a further 6% working in other areas outside Glossopdale. Of those people employed in Glossopdale, 25% live in Greater Manchester (1991 Census). Comparable statistics for the 2001 census will not become available for some time, but Appendix 1 contains a summary of headline Census statistics revealing population and household information. This information gives an impression of the make-up of Glossopdale today – in 2001 the population of Glossop (with Hadfield) was 28,622.
- 3.15 Recent decades of large scale housing development at the urban fringe mean future growth will be at the expense of developing prominent and often attractive sites.
- 3.16 Glossopdale's urban form presently covers an area of approximately 754 hectares (ha). The administrative and commercial focus are the major buildings of Glossop, grouped around High Street and Victoria Street crossroads and Norfolk Square.
- 3.17 Many of the older buildings in this area form the majority of the Norfolk Square Conservation Area which was established in 1970 along with Old Glossop. Since that time a further 12 Conservation Areas have been designated, with some of the earlier designations having consequently been extended. The combined extent of the Conservation Areas within the built up area is approximately 86 ha, representing 11.4% of the total built up area. Located within the Conservation Areas are the vast majority of Glossopdale's 82 Grade II Listed Buildings. The Conservation Areas and Listed Building designations represent the type of protective measure utilised to preserve Glossopdale's historic character.
- 3.18 Recent public investment in Glossopdale has seen environmental improvement schemes at Norfolk Square, Hadfield Library Forecourt, and Market Arcade. There has also been private sector investment to fund extensions and construction of new premises at Surrey Street Link Road. Glossopdale's Single Regeneration Budget Scheme (approved in 1995) comprises of a partnership approach to investing in improvement of the area. The success of this approach has been conducive to a rise in public/private ventures. Examples of this approach are the Surrey Street Link Road, Newshaw Lane junction realignment and improved access arrangements and frontages to businesses along the A57 Corridor.
- 3.19 There are a range of strategic objectives which these investments have been designed to achieve:
- enhancing employment prospects;
 - encouraging sustainable economic growth;

- support for existing and new business;
- improving infrastructure provision and
- environmental enhancement.

3.20 The strategy for Glossopdale's future also follows these objectives, primarily to redress the balance between population and employment opportunities whilst restricting further intrusion into Glossopdale's fine landscape.

4.0 PLANNING POLICY IN GLOSSOPDALE

Regional Planning Guidance

- 4.1 The RPG published in 2002 covers the period up to 2021 and sets the spatial planning framework for the longer term future. The guidance is currently undergoing selective review, but core housing policies remain unaffected. The regional guidance describes Glossopdale as a medium sized town located in proximity to a number of major urban areas of Greater Manchester. The guidance appreciates that Glossopdale is likely to be subject to particularly strong development pressures given its location on the periphery of the conurbation.
- 4.2 The guidance also notes the restrictions on housing development in the National Park, but clearly indicates that compensatory general market housing should be met elsewhere in the sub-area. It also highlights the necessity to restrict housing in the area to promote the objectives of urban regeneration within Greater Manchester.

Structure Plan

- 4.3 The Derby and Derbyshire Joint Structure Plan (2001) provides the strategic policy framework for the High Peak Local Plan which is required to conform and be consistent with its policies. The strategy of the Structure Plan is based on the principles of sustainable development, attaching particular importance to promoting development of the economy and maintaining the valued features of Derbyshire's environment. To achieve these aims the Plan promotes the re-use of previously developed land within urban areas to satisfy housing requirements.
- 4.4 The Structure Plan recognises Glossopdale as a town strongly influenced by Greater Manchester and highlights the existing scale of the commuting problem which is causing serious traffic congestion on routes into the area. The Plan notes that between 1981 to 1996 the population of Glossopdale increased by 10% compared with 5% in Derbyshire as a whole. The 1991 Census highlights the scale of the problem, with 50% of workers living in Glossopdale employed outside the area. The Plan concludes that future policy must bring provision of local employment and population into balance. It is intended that a total of 2,000 dwellings and 30 ha of employment land be provided in Glossopdale over the plan period.

High Peak Local Plan

- 4.5 The first High Peak Local Plan was adopted in April 1998. Its review is now well underway with the publication of a Revised Deposit Draft plan in January 2003.
- 4.6 High Peak Local Plan strategy for Glossopdale is based on the above framework which seeks to contain further housing development whilst promoting employment generating development. Housing in Glossopdale is to be contained for the foreseeable future to control traffic congestion, protect the fine landscape and address the imbalance between local employment and population growth. However, policy tools such as Green Belt, special landscape designations and physical constraints combine to limit future development opportunities. Consequently, the Local Plan has attempted to contain new development to 'windfall' sites within the existing built-up areas of settlements.

5.0 FACTORS AFFECTING GROWTH WITHIN THE URBAN AREA

- 5.1 Various aspects of a town's character and urban form can create opportunities or barriers for development which affect the pattern of growth in different areas of the town. The physical and environmental attributes of Glossopdale in particular contribute towards its special character and growth pattern.

Opportunities for Redevelopment

- 5.2 Glossopdale's urban form provides a number of opportunities for additional growth and development:
- **Industrial restructuring** - large properties have been vacated due to restructuring, resulting in a number of derelict and underused buildings and sites.
 - **Mixed use development within town centres** - The encouragement of mixed use development through local and national planning guidance increases the opportunities available for redevelopment if and when they arise.
 - **Changing Shopping Habits** - closure of smaller local retail units and subsequent conversion to dwellings. This could include reducing retail floorspace to convert upper stories to dwellings.
 - **Relocation of Services** - increasing centralisation to increase public efficiency has seen the release of several public sector buildings/sites capable of redevelopment.
 - **Infill sites** - a number of housing estates built in the mid 20th Century contain vacant and unused areas which serve little useful purpose.

Urban Capacity

5.3 This section states the range of development considerations against which potential urban capacity sites (sites capable of supporting 10 dwellings or more) was assessed. Not all vacant or previously developed sites within the urban area of Glossopdale are appropriate for new or increased residential development. Factors such as listed buildings, conservation areas, topography, amenity, urban green space, and loss of trees can all create legitimate barriers (material considerations) to be considered before accepting the principle of increased residential development. The following represent the range of considerations that will influence a site's suitability for development and the likely development density:

- **Topography** - The hilly terrain makes Glossopdale visible from much of the surrounding countryside, most of which is designated as Green Belt or having special landscape quality. Therefore, previously developed or brownfield sites at the urban fringe and those in elevated/prominent locations need to be assessed to ascertain the impact of their development on the intrinsic landscape value and urban fabric of the area. Landform can also create exorbitant development costs, affecting a site's economic viability.
- **Conservation Areas and Listed Buildings** - High Peak Local Plan policies seek to ensure that only development which preserves or enhances the character or appearance of a Conservation Area or Listed Building will be granted planning permission. In satisfying such local plan policies some sites may not be appropriate for residential development in a Conservation Area. To be acceptable in terms of the existing character, built form and design of the surroundings a specific density of development may be appropriate.
- **Trees and Open Spaces** - The role played by the trees and open spaces within Glossopdale shape the town's character and are, therefore, important factors which need to be protected when assessing future growth patterns. The urban area is dominated by important areas of parkland; Manor Park, Howard Park and Bankswood Park. Potential new housing sites need to be assessed against whether development would preserve or enhance the Park's visual qualities or materially affect its character or setting.
- **Site Access and Parking** - Glossopdale's road network is generally made up of narrow roads which converge in and around the town centre where problems with on-street parking occur. New access roads need to fit into this existing network with the issue of highway safety a material consideration. Access to public transport and pedestrian links to services and local facilities also need to be considered.

- **Amenity** - High density development and/or development of physically contained sites can compromise minimum privacy distances or general amenity. New access roads can also compromise amenity
- **Drainage** - Flooding already causes problems in Glossopdale. Development of sites must not add to these existing problems or create new ones.
- **Ground Conditions/Contamination** - Difficult ground conditions can increase the development costs of a site to a prohibitive level and thus indefinitely delay development of the site.
- **Land Ownership** - Multiple landowners, unknown landowners, landowners reluctant to develop land and landowners with unrealistic perceptions of a site's value can cause indefinite delay in releasing a site's potential for development.
- **Employment and Other Land Uses** - Land and buildings associated with other land uses may not be appropriate for residential re-development even where they appear vacant/derelict. Employment land and commercial floor space need to be protected where redevelopment for residential purposes will materially affect the supply of available employment opportunities or other more appropriate uses.
- **Nature Conservation** - Existing wildlife habitats, natural history resources, geology and general ecology of each site will be ascertained to establish their level of protection and contribution to the geography of the High Peak.
- **Sustainability** - Sustainable redevelopment of 'brownfield' land needs to be balanced with the plethora of other objectives involved in sustainable development. Particularly access by public transport, pedestrian links and access to services and community facilities.

6.0 SUPPLY OF HOUSING LAND IN GLOSSOPDALE

- 6.1 The Structure Plan has established a target for Glossopdale of 2000 new dwellings to be provided during the review plan period 1991 to 2011. The new dwelling requirement will be accommodated utilising land supplied from the following sources:
- i) 'completions' – dwellings which have already been built since the start of the Structure Plan period (April 1991)
 - ii) 'commitments' – dwellings under construction or which have planning permission but have not yet been implemented

- iii) 'windfall' sites – an estimated contribution from infilling, conversion and sites within the built up area boundaries which are likely to come forward over the remainder of the plan period for 9 or less dwellings
- iv) 'urban capacity' sites – identified sites within the urban fabric with realistic potential of residential development for 10 or more houses during the plan period
- v) 'unimplemented housing allocations'

- 6.2 Of the 1455 completions between April 1991 and March 2003 only 41% utilised previously developed land (brownfield) sources. A definition of previously developed land is contained at Annex C of the revised PPG3 'Housing' (March 2000). The contribution from conversion/ subdivision of existing residential properties is exceptionally low. This reflects the lack of opportunities in Glossopdale to subdivide large Edwardian or Victorian properties into flats/apartments as compared to Buxton.
- 6.3 The large number of completions on greenfield sites results from two very large, ongoing sites in Glossop and a large site in Hadfield at Roughfields. Combined these 3 sites account for 483 of the greenfield dwelling completions; half of the total greenfield housing completions over the last 10 years.
- 6.4 There is only one significant development of new build housing on a previously developed site at Station Mill, Platt Street, in Hadfield. This former mill site recycled land for 122 dwellings. There is a general shortage of quality brownfield sites for housing in Glossopdale.

Commitments

- 6.5 Unimplemented planning permissions and those dwellings under construction account for a total of 660 dwellings.

Windfall Sites

- 6.6 The Derbyshire Urban Capacity Framework establishes that detailed assessment will only be carried out for larger sites which are capable of contributing 10 dwellings or greater. Smaller sites will continue to be developed up to 2011. Government best practice guidance identifies eleven main sources of capacity. Many of these, particularly the sub-division of existing housing, flats over shops and intensification of existing areas fall into the under ten windfall category and, therefore, need to be based on past trend information. The potential contribution from smaller windfall sites to the future land supply can be calculated by projecting the historical completion rates.

Windfall Completion Rates on Sites of 9 or less (April 1991 to March 2003)

TOTAL

241

- 6.7 The redevelopment opportunities identified at section 4 indicate the contribution of small sites from the above sources is likely to continue at this steady rate up to 2011.

Average annual completion rate is 241/12 years = 20

Assuming past rates continue, likely contribution to March 2011 is 20 x 8 = 160 dwellings

Discount those small sites which already have planning permission = 84 dwellings

Expected small site contribution 160 - 84 = 76 dwellings

- 6.8 This assessment of 'windfall' contributions has regard to Government advice at paragraph 36 of PPG3 in making no allowance for greenfield windfalls. In addition, to avoid double counting in the projected contribution from windfall sites existing outstanding planning permissions that qualify as windfall sites are discounted.

Urban Capacity Sites

- 6.9 Urban capacity sites of 10 units or more have been identified through comprehensive survey, commencing with a "desk top" exercise and examination of existing sources of information. Data sources utilised for site assessment comprised the National Land Use Database, the 1991 Population Census, the Housing Land Use Availability Database (HLA), estate agents, aerial photographs, the Borough's Housing, Conservation and Development Control Sections, the County Council's Highways and Estates Departments and site owners. Liaison with owners was essential to establish whether sites could realistically be expected to become available for development.
- 6.10 This analysis was backed by detailed fieldwork. The search for capacity sites of 10 units or more followed up on the main opportunities identified in section five, whilst also exploring the 11 potential sources referred to in the Government Guidance. As has already been highlighted some of these sources are of lesser relevance in the local context and many fall under the 9 units or less "windfall" category. The Council has decided against re-allocation of employment land, given the need for additional allocation in the Structure Plan.
- 6.11 The schedule of urban capacity sites and assumed densities appear at Appendix 2. The Glossopdale survey identified 11 sites or buildings with potential for redevelopment. Development of all these sites at their assessed densities will provide about 265 dwellings over the plan period.

Allowances

6.12 Housing supply calculations are required to take account of other factors which may affect the development rate. These are as follows:

- demolition of existing dwellings (5 forecast between 2001 & 2011);
- loss of dwellings to other uses (15 forecast between 2001 to 2011);
- non-implementation or slippage of committed sites (10% calculates at 11 dwellings);
- Non-implementation of capacity sites (10% calculates at 30 dwellings);

An explanation of each of these factors is given below.

6.17 Between April 1991 to March 1999 housing figures were monitored in terms of net completions. However, good practice requires that any loss to the housing stock, be it through demolition or change of use should be monitored. Glossopdale has no areas of significantly unfit or structurally unstable housing and no plans for any comprehensive renewal. Most houses that are demolished are only done so to facilitate new residential development schemes. Analysis of past trends and future development indicates demolitions will remove about 5 dwellings from the Glossopdale housing stock between 2003 and 2011. Losses to the housing stock through change of use to other uses were not monitored before April 1999. However, monitoring from 1999 indicates that a further 15 dwellings will be removed from the dwelling stock up to 2011.

6.18 In recent years the completion rate has reduced on large sites reflecting the lack of progress on the allocated sites and larger greenfield sites with planning permission. In allowing for unforeseen constraints such as land ownership and marketing delaying the implementation of a site the housing requirement contains a 10% allowance. An allowance of 10% has been widely accepted at previous local plan inquiries and through DETR literature as appropriate to account for unforeseen problems in site implementation.

6.19 Slippage or non-implementation of small sites with planning permission has already occurred on sites in Glossopdale. The historical data reflects this and projects this slippage forward, therefore, the small site data allows for a similar level of slippage. However, an allowance is required to anticipate the non-implementation of the identified urban capacity sites. The 10% allowance introduced at paragraph 6.16 above is applied to the total capacity site contribution, accepting that similar problems will occur in their implementation.

6.20 The 2 Egerton sites have consistently been developed at a slow rate. In 1996 the Local Plan Inspector noted that the sites possessed "ownership constraints of a somewhat unusual nature" which ensured that this slow rate was unlikely to change. Between 1991 and 2001 there was an average of 15 completions per year on these sites.

6.21 However, the planning application submitted by Bett Homes for 197 dwellings at the Simmondley Road site and the subsequent sale of the land has had

significant implications for housing supply in Glossopdale. This application was approved in July 2001 and construction has commenced at a much faster rate with 68 new homes completed by Bett homes by March 2003.

- 6.22 A further planning application for revisions of house types on the land at Sheffield Road was submitted by George Wimpey in March 2003. The Council has resolved to approve the development subject to a legal agreement. This application has been referred to the First Secretary of State under the Greenfield Directive but has not been called in. The new application at Sheffield Road signals that there are definite and realistic prospects for the development of the site by a national builder. This fact, combined with the rapid development in Simmondley represents a marked change in circumstances since 2001. It is therefore no longer necessary to include an allowance for the slow build rate of these 2 sites within the Urban Capacity Study as it can be assumed that the building rate will increase with the new owners.

Meeting the Housing Requirement in Glossopdale

- 6.22 Calculation of the above contribution from different land supplies permits an informed evaluation on the residential development of Glossopdale during the remainder of the Structure Plan period. To avoid spurious accuracy all estimated and projected figures have been rounded and, therefore, figures in the table may differ slightly from those calculated elsewhere in the study.

Housing Land Supply in Glossopdale 1991 to 2011

Supply

1991 to 2003 completions	1455
April 2003 UC	72
April 2003 commitments	588
Urban Capacity Sites (10+)	265
Projected Windfall (<10)	76

SUB TOTAL	2456
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Allowances

Demolitions	-5
Losses to existing stock	-15
10% slippage on commitments	-60
10% slippage on capacity sites	-27
SUB TOTAL	-107

TOTAL	2349
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Structure Plan Guideline	2000
Anticipated Difference	349 oversupply

- 6.23 The difference between the Structure Plan housing supply guideline for Glossopdale and the calculated dwelling provision from identified sources is an oversupply of about 350 dwellings.

7.0 CONCLUSION

- 7.1 The strategic context for the High Peak Local Plan approach to the future planning and development of Glossopdale is provided by the Derby and Derbyshire Joint Structure Plan (2001). This establishes the principle that the growth of Glossopdale should be promoted whilst protecting the valued features of Derbyshire's environment.
- 7.2 Having defined the key environmental and historic characteristics of Glossopdale's environment, its role and function in the Peak District, an assessment was made of previously developed sites in the urban area capable of accommodating residential development during the Plan period. Sites were assessed against a range of policy criteria to separate those sites with no realistic potential. The sites with potential have the capacity to accommodate about 289 dwellings within Glossopdale's urban area.
- 7.3 An overall picture of urban capacity was formulated by combining the site assessment data with information on Glossopdale's historical housing land supply. The results reveal a capacity for about 1130 dwellings (45%) provided through development on previously developed land during the period 1991 to 2011.
- 7.4** The difference between the Structure Plan housing supply target (as required in the Proposed Modifications document) for Glossopdale and the calculated dwelling provision from identified sources is an oversupply of 350 dwellings.

APPENDICES

Appendix 1 Summary Census Data 2001 (to be published shortly)

Appendix 2 Parish Summaries

Appendix 3 Schedule of Housing Opportunities and Densities

Location Plans

APPENDIX 2

Land Availability Parish Summary

31 March 2003

Parish	Completions 1991 - 2003	Under Construction	commitments	Total
CHARLESWORTH	166	49	84	299
CHISWORTH	11	0	48	59
GLOSSOP	1219	20	452	1691
TINTWISTLE	59	3	4	66
Total for Sub Area:	1455	72	588	2115

Ref.	Location	Area	Density/Ha	Dwgs	Type	Notes	Density Assumptions
GLSP/001	Spring Street/ Queen Street	0.99	25	25	H	Access from Spring Street. The site forms part of the Spring Street Development Brief. Access will be from private drives and/or from two parking areas at the top and bottom of Spring Street. Access from Queens Street is difficult given the steep slope. Important open space.	Access and topography will restrain intensive development. Topography will affect density
GLSP/002	Wilman's Lodge	0.6	35	0	H	Discounted. Access onto Platt street. Culvert and land stability are principle concerns. Planning Permission granted for 44 dwellings on 12/4/02	Imaginative layout could produce higher density because of corner plot and limited amenity issues.
GLSP/003	Corn Street	0.47	25	0	H	Discounted. Not likely in the short term. Access via Corn Street requires upgrading to adoptable standards, will be off existing Car Park. Stability problems. Development needs to have minimal impact on Manor Park.	Access will restrain density. Some land undevelopable on slope.
GLSP/004	Wren Nest Mill	22,800 sq ft	NA	66	F	Main Building and adjacent building could be converted to flats. Access via Glossop Brook Road. PP for 24 units granted 19/7/01 but recent discussions indicate capacity for 90 flats.	Based on latest information available submitted with application 038651 - total figure is net of 24 commitments
GLSP/005	Wesley Street	0.65	28	18	H	Access onto Hope Street could be problematic.	Access will restrain intensive development
GLSP/006	St Charles Church Hall	0.26	40	10	Mix	Church Hall to be converted. New build to car park and site of former hall.	Based on discussions with land owners.
GLSP/007	Howard Town Mill	2.44	N/A	70	Mix	Developed as part of a mixed use scheme. Would see a substantial lead in time before development of this site could be realised.	None.
GLSP/008	Waterside Hadfield	1	35	35	Mix	PP lapsed on lorry park. Site still developable	None.
GLSP/009	Victoria Street	0.29	44	13	H	Planning application likely. (Granted June 2003 HPK/2003/0291)	Taken from planning application
GLSP/010	Old Liberal Club	0.08		13	F	Planning application pending. No obvious constraints	Taken from planning application
GLSP/011	Paradise St Hadfield	0.5	30	15	H	Planning application withdrawn for further discussion. Development brief for the site.	Taken from planning application
	TOTAL			265			