



The Planning Inspectorate

Report to High Peak Borough Council

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an Inspector appointed by the Secretary of State for Communities and Local Government

Date: 24th March 2016

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

REPORT ON THE EXAMINATION INTO HIGH PEAK

LOCAL PLAN

Document submitted for examination on 28 August 2014

Examination hearings held between 13 January and 5 February 2015 and on 3 September 2015

File Ref: PINS/H1033/429/5

significant views of distant hills from the top of the sloping site and there is evidence of local support for the LGS. In this context I consider that it is demonstrably special to the community.

181. On this basis, I conclude that both areas of LGS have been justified. The Council has proposed a main modification to Policy CF4 (**MM76**) to clarify that the local policy for managing development in a LGS should be consistent with that for Green Belts. This is necessary for the plan to be effective and consistent with national policy.

Built up area boundary

182. The Council is proposing various adjustments to the built up area boundaries on the Policies Map at Dinting Road and Cliffe Road. They reflect the conclusions of the SA. The LP is not unsound as a result of these changes.
183. 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.

Strategic Development Sites

184. *Woods Mill, Glossop* (Policy DS1) is proposed for a mixed use development including up to 104 dwellings. The site comprises mainly previously developed land and contains a number of former mill buildings. The housing trajectory shows the dwellings being developed in the middle part of the plan period. The evidence indicates that the site is both justified and deliverable. Subject to modifications to remove the ceiling on housing development and to clarify the relationship with other policies (**MM79**) the allocation is sound.
185. *The former Railway Museum and land off Dinting Road, Glossop* (Policy DS2) is an area of former railway sidings now mainly overgrown and wooded. About 139 dwellings are proposed. The site is located between Glossop and Hadfield but adjacent to Dinting railway station. With an appropriate landscaping scheme, as required in the Policy, an acceptable development could be achieved. There are access issues but these could be overcome for the development to deliver the required housing towards the end of the plan period as envisaged in the trajectory. The general conclusions of the VTR Addendum would assist its viability. Subject to the addition of a requirement for a wildlife survey (**MM80**), the site is sound.
186. *Charlestown Works, Charlestown Road, Glossop* (Policy DS3) is a site containing a number of redundant mill buildings in a 'gateway' location for the town. A mixed use development including business/industry and about 100 dwellings is proposed. Planning permission was granted for 100 new homes in 2014. The evidence supports the case that this is a justified and developable allocation.
187. *Adderley Place, Glossop* (Policy DS4) is a greenfield site on the edge of Glossop where approximately 130 new dwellings are proposed. It is adjacent to existing properties and woodland and has a generally low visual impact in the

wider landscape. A crucial issue is creating a new access to the site from the A57 and the additional traffic. The evidence does not indicate that these matters are insurmountable and the VTR has taken the access into account. The Council owns part of the site, which the trajectory shows as coming forward in the middle of the plan period. Subject to the addition of a requirement for a wildlife survey (**MM81**), the site is sound.

188. *The former Ferro Alloys Site, Glossop* (Policy DS5) is allocated in the LP for mixed business, industrial and residential use. The former factory has been demolished and the site largely cleared except for a tall steel chimney. In the current Local Plan it is part of a wider regeneration area where comprehensive development involving a mix of potential uses including retail and leisure are supported. Its redevelopment as a brownfield site within the urban area of Glossop is clearly justified. The main issues concern viability in the context of the need for decontamination and the removal of the chimney. The VTR concludes that speculative development as far as employment uses are concerned is not currently viable. There have been proposals for affordable housing on some of the site. The VTR points to the possibility of development by an owner occupier or with public sector funding support. Policy DS5 allows for a range of possibilities and on that basis this is a sound proposal.
189. *Land at Woodhead Road, Glossop* (Policy DS6) is allocated for approximately 121 dwellings. It is mainly undulating farmland, sloping downwards from its northern and north-western boundaries towards Old Glossop where part is located in Old Glossop Conservation Area. The upper elements of the site have views of the National Park. In recognition of its context the amount of development is limited in comparison with the size of the site and the policy requires a comprehensive landscaping plan and consideration of the setting of nearby heritage assets. However, English Heritage (now Historic England) raised concerns regarding the principle of development in this location in the absence of an assessment that demonstrated that the development could be accommodated without harm to heritage assets.
190. The Council therefore commissioned a heritage appraisal (supported by a landscape and visual appraisal) that examined the potential impacts of development on the site. It concluded that development of the land within the Conservation Area would cause substantial harm to the special interest of the asset. Development of some other parts of the site would be highly damaging to the character and setting of the Conservation Area. In some areas, development would variously harm the settings of nearby Grade II listed buildings – the All Saints Roman Catholic Church and Presbytery, the Anglican Church of All Saints and Laneside Farm.
191. The appraisal also concludes that the landscape has been consciously designed, being largely unchanged since at least 1857 and reflecting an aesthetic untypical of farmland in its ornamental planting, ornamented boundaries and the relationship between ornamental buildings within it. As such, the landscape is in itself of local significance and could be considered a non-designated heritage asset. The appraisal goes on to conclude that the cumulative impact of development on all heritage assets would be much greater than individually and that, apart from a small area on the Woodhead Road frontage, the harm could not be overcome by mitigation. The Council has therefore proposed to delete