

Old Glossop Residents Association



March 2nd, 2023

Old Glossop Residents Association have the following comments on the Local Plan Early Engagement Document with particular reference to Old Glossop and the wider Glossop area. We found it difficult to put forward our responses in the response form so have put them in this document, referencing which question they refer to.

We begin with a brief summary before looking at specific issues in more detail.

Summary

- **Q1** The document contains many goals but no detail on how these might be achieved.
- **Q1** The infrastructure in Glossop needs to be improved but the document has no details on how this will be achieved. This is a fundamental need - without this Glossop cannot flourish.
- **Q1** The infrastructure in Glossop needs to meet the needs of people (particularly young people) seeking employment: hospitality jobs are notoriously unsocial hours on minimum wage pay - without reliable buses and trains servicing areas where there are job opportunities, people will not be able to take these jobs. This is currently an issue in Glossop.
- **Q1** Employment opportunities need to be created for the population base we have. There is a need for more jobs in the area but the location of these jobs must be accessible by reliable public transport, a lack of which is currently a major cause of concern. The council should look at incentives for employers to train and employ local people to boost the local economy.
- **Q2** There needs to be a Spatial Vision but it needs to be realistic; in the High Peak there are no "market towns" given the reduction and near eradication of the market culture. Neither Buxton nor Glossop are actually market towns.
- **Q2** More emphasis is needed on how the council will ensure the townscape and landscape are protected. Recent new developments have notoriously lacked biodiversity with gardens being replaced with stone, tarmac or artificial grass. With all new housing having to provide at least 1.5 cars per housing unit, generally worked up to 2 per house, this gives rise to a townscape of car parks.
- **Q3** The council needs to look objectively at the strategic objectives and give strong, clear, guidelines as to how these objectives are to be met; without clarity there is too much compromise at the expense of the residents, area and biodiversity - and not enough doctors, dentists or schools.
- **Q9** Land east of Bute Street (HPK/2019/0215), G12 on the existing Local Plan and the adjoining land off Blackshaw Clough (HPK/2021/0416) should be made a Designated Local Green Space.

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Q1	<p>Impact of working from home</p> <p>The document states that the subsequent increase in the number of people working from home due to the Covid-19 pandemic may have long term implications for our towns and villages from the demand for local services to the type of housing required and demand for transport infrastructure and services.</p> <p>Whilst there was a substantial increase in the number of people working from home during the pandemic, this is now past its peak. Many employers, with government encouragement, now require workers to return to their place of work for at least part of the working week.</p>
Q1	<p>The 2021 Environment Act</p> <p>The statutory obligation for development to achieve a 10% net gain in biodiversity from November 2023 is particularly welcome in Old Glossop but enforcement of such requirements will be important. The development of the former Hawkshead Mill site in Old Glossop, adjacent to the National Park, has resulted in a net loss in biodiversity due to the developer failing to comply with conditions aimed at protecting bats and other wildlife such as appropriate landscaping and relocating the bats safely.</p>
Q1	<p>Overall housing need and distribution</p> <p>Based on the figures stated in the document, an annual housing requirement of 260 homes with 30-40% in the Central Area and Glossop would equate to 78-104 homes; an annual housing requirement of 364 homes would equate to 109-145. When assessing potential sites, consideration should be given to the existing infrastructure and what improvements would need to be made as well as the impact on biodiversity.</p>
Q1	<p>Affordable housing need</p> <p>The definition of affordable housing as well as the size of development sites has been changed. The requirement now is only for larger developments to provide affordable housing but this to be 30% of the total houses being built, of which 65% for social renting & 35% for First Home schemes. This will result in less affordable housing available in areas where only small developments are to be built.</p>
Q1	<p>Housing mix and type</p> <p>Information about the population of the borough, from the last census, shows a smaller growth than expected (<0.1%). It also shows a population increase for 65+ (26%), a decrease for 15-64 (5%) & a decrease of under 15s.(6.8%).</p>

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	<p>The huge increase in the 65+ population suggests the housing in the Glossop area is already suitable. It also highlights the area's desirability as somewhere to retire to, not work. Therefore it does not account for the increase in the recommendation for 3+ bedroomed houses for people who are retired - and this increase in larger houses will take the houses out of the price range of local people, local families and people working locally. Opportunities for business starts ups are required but these impact on the housing required because new businesses often struggle initially. This makes commuting and housing costs more of a challenge. With high housing costs and poor infrastructure there is no need to choose to live in Glossop.</p>
<p>Q1</p>	<p>Future Retail Needs</p> <p>Glossop is well served by the current supermarkets – Tesco, Aldi, Lidl – plus the M&S Simply Food Store. The market hall development should enhance the food offering in Glossop but the impact on existing food outlets in the town centre needs to be considered.</p> <p>The amount of vacant non-food retail outlets is a concern in Glossop, particularly those sites that have been vacant for more than a year, e.g. units at Howard Town Mill and Wren Nest Mill, and the former Barclays Bank premises on the High Street. More needs to be done to encourage take-up of these units.</p>
<p>Q1</p>	<p>Future Leisure Needs</p> <p>With the Council's bid for Levelling Up funding to provide new leisure and wellbeing and enhanced cultural facilities for Glossop being unsuccessful, alternative ways of providing the modern health and leisure and arts and cultural amenities that are needed in Glossop need to be identified. The former Glossopdale School site on Talbot Road is ready for development. How it should be developed to meet the needs of the local population needs to be reconsidered and based on the latest Census information pertinent to Glossop.</p> <p>Glossop is a popular place for young couples and new families to settle but, as children grow into teenagers, the area has poor provision. There is much need for leisure facilities for this age group, e.g. cinema, bowling, ice skating, new leisure centre, teen bars serving soft drinks with games areas. This is short term input for long term gain regarding physical and mental health for the future of our town. Building relationships at this age means strong communities for the future.</p> <p>Given the changes in population from the last census, an increase of 27% in the 65+ age range, it is clear this age group are contributing to the demand for leisure activities in the area – and Glossop's proximity to Manchester and Sheffield support it as a commuter belt and as a leisure destination. The leisure industry however has limited opportunities for pay and often relies on the young people of the area to fulfil the employment opportunities this brings. A matter of concern is that Glossop youth unemployment is consistently above the national average despite its growing foodie culture. Poor infrastructure will also prevent people coming to work in Glossop as well as preventing people being able to take employment opportunities that require travel at unsociable times.</p>

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Q1	<p>Town Centre Health</p> <p>Health and social care provision has not increased in Glossop since the current Local Plan was adopted. There has been no increase in the number of GPs to match the increase in population generated by the new housing. There are no dental practices in Glossop taking on new NHS patients.</p> <p>The closure of Shire Hill Hospital in 2018 meant that the Intermediate Care provided there for Glossop residents (mainly elderly) moved to the Stamford Unit at Tameside Hospital. There is no direct bus service to Tameside Hospital from Glossop and no direct train service to Stalybridge or Ashton-under-Lyne to get a bus to Tameside Hospital. The traffic between Glossop and Tameside Hospital is extremely heavy due to lack of investment in the road infrastructure.</p> <p>The closure of Shire Hill Hospital has resulted in a degeneration in health and social care provision for the residents of Glossop and needs addressing through investment in both health and social care provision and the transport infrastructure.</p> <p>There is a need for an NHS Walk-In Centre in Glossop and for additional primary care facilities in Glossop. These could be expanded at the current site on George Street or a new facility built on the former Glossopdale School site to meet the growing needs of Glossop residents and the current site to be redeveloped for housing.</p>
Q1	<p>Schools</p> <p>The number of school places in Glossop has failed to keep pace with the increase in population due to new housing developments. An extension is currently being built at Glossopdale School to accommodate the extra pupils from housing developments already approved but there are no plans in place to accommodate the extra pupils from future developments.</p> <p>In the current Local Plan, All Saints School in Old Glossop was due to be extended but this hasn't happened. It would need to be extended to accommodate pupils resulting from future developments.</p>
Q1	<p>Traffic and highways</p> <p>Old Glossop is a self-contained area with a maze of narrow, winding streets originally built for horse and cart. There is only one highway providing access from Glossop into Old Glossop – running from Church Street, becoming Church Street South, then Manor Park Road (or vice versa).</p> <p>The centre of the village is a conservation area. It attracts many visitors and retaining the character of the village is important. There is very little public parking available in Old Glossop. The impact of new housing developments over the past 10 years has been an increase in on-road parking, including at road junctions. This has resulted in access for wheelchairs, mobility scooters, prams and buggies being obstructed regularly and, on occasion, access being obstructed to the local bus and to emergency vehicles. Any new</p>

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developments would need suitable roads and parking to safely accommodate residents and visitors, and consideration would need to be given to the impact on the adjoining roads.

The amount of traffic coming through Old Glossop is a concern. Church Street is being used as a cut through/rat run by motorists avoiding Glossop town centre traffic lights. The extra traffic generated by the building of 30 homes at the Hawkshead Mill site has exacerbated traffic problems. The building of nearly 100 homes at Eastern Mill off High Street East (HPK/2022/0317) will inevitably increase the amount of traffic cutting through Old Glossop. There is already a need for the highway authority (Derbyshire County Council) to look at measures to reduce the impact of the road through Old Glossop being used a cut through. One solution could be to reopen King Edward Avenue to through traffic.

Traffic congestion is a significant issue within Glossop. Since the Local Plan was adopted, traffic in Glossop and Old Glossop has increased due to the number of new houses built; however train and bus services to and from Glossop have been reduced and no new relief roads have been constructed. The long-awaited Mottram Bypass & Glossop Spur is still waiting to be built and a legal challenge to it currently being considered. Realistically, until transport links are improved significantly, Glossop will maintain its reputation as a travel bottleneck with considerable delays and congestion, even for those travelling through, let alone around the area. The highway infrastructure in and around Glossop needs to be improved.

Q1

Air Quality & Clean Air Policy

Since the Local Plan was adopted, the Borough Council has designated two Air Quality Management Areas (AQMA) in High Peak: Tintwistle AQMA (on the A628 Woodhead Road) and; Dinting Vale AQMA (on the A57 Dinting Vale Road) The Council is preparing Air Quality Action Plans (AQAP) in response to the declarations of the Tintwistle and Dinting Vale AQMAs to deliver improvements to air quality.

Has the air quality improved over the years or got worse due to excess traffic in these areas? Have the new developments contributed to this? It becomes more and more difficult to enter or leave Glossop for most of the day.

Derbyshire County Council Clean Air policy aims to promote a sustainable development through its lifetime by minimising resource use and maximising energy efficiency. For any new development to be truly sustainable it must address social, economic and environmental issues.

Motor vehicle exhaust fumes account for 25% of all carbon emissions and are a key contributor to climate change. Given that the National Climate and Carbon Reduction Manifesto adopted by DCC promotes the use of electric cars, all new houses in High Peak should include electric car charge points. All new houses should have low carbon heating systems such as ground/air source heat pumps or hydrogen ready boilers. Doing this would fulfil the NPPF requirement to create sustainable developments.

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Q1	High Peak Plan for Nature <p>Once complete, the Plan for Nature will inform Local Plan policies and site designations in terms of biodiversity enhancements and protection. In particular, it will help the Local Plan to support the legal requirement for biodiversity net gain whilst supporting wider local priorities and objectives. The reality is that many developers take scant notice of any planning conditions relating to biodiversity. The development of the former Hawkshead Mill site in Old Glossop has decimated wildlife in the area. Bats were driven out when the site was being cleared while deer and other wildlife had their corridor taken away by the construction of the boundary fence.</p> <p>Greenfield sites should not be developed unless absolutely necessary in order to protect and enhance biodiversity. Any development proposals for a greenfield site should include provision for the natural environment. Surrounding trees and hedges must be protected and native trees and hedges should be included front and back. Bird, bat and swift boxes and hedgehog friendly fencing are all needed as all are present in the immediate area. Rigorous enforcement will be vital.</p>
Q2	Spatial Vision <p>The aspiration for Glossop to build on its growing reputation as a destination for high-quality food and drink to provide a compelling mix of retail and leisure opportunities in an appealing town centre environment needs some substance behind it.</p> <p>Getting the mix right is important. Whilst Glossop has built a reputation for high-quality food and drink, it's vital that it's not expanded too far and existing independent businesses are pushed out. It's also important to bear in mind that Glossop does not have an extensive car-free zone for cafes/bars/restaurants to gather round. The market hall development should enhance the food offering in Glossop but the impact on existing food outlets in the town centre needs to be considered.</p> <p>The amount of vacant non-food retail outlets is a concern in Glossop, particularly those sites that have been vacant for more than a year, e.g. at Howard Town Mill and Wren Nest Mill. These started out as promising and attractive shopping areas but have been reduced to a bleak collection of empty stores. Work needs to be done to encourage take-up of these units. Visitors are not going to come into Glossop just for the food and drink. There's a danger that visitor numbers will fall because of the reduced offering of independent retail outlets, not to mention the difficulties of getting in and out of Glossop due to traffic and unreliable and inadequate bus and rail services.</p>
Q9	Site suggestion for Local Green Space <p>Land east of Bute Street (HPK/2019/0215), G12 on the existing Local Plan and the adjoining land off Blackshaw Clough (HPK/2021/0416). This land forms an important corridor for wildlife from the adjoining National Park. The development of the adjacent former Hawkshead Mill site has decimated wildlife in the area. Bats were driven out when</p>

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the site was being cleared while deer and other wildlife had their corridor taken away by the construction of the boundary fence. Preserving the remaining habitat is important.

The land east of Bute Street is also an important soakaway to reduce the risk of flooding in the Old Glossop Conservation Area. When the former Hawkshead Mill site was developed for housing, the developers failed to restore the overflow drain to the satisfaction of the Lead Local Flood Authority (LLFA). As a result, the LLFA opposed the development of HPK/2021/0416. We believe that failing to restore the overflow drain as specified by the LLFA also affects the adjoining land east of Bute Street (HPK/2019/0215) so it should be removed from the current Local Plan.

These two greenfield sites should be made a Designated Local Green Space in order to protect and enhance biodiversity.

Janet Bingham
Secretary
Old Glossop Residents Association