

PLANNING STATEMENT

FORMER GLOSSOPDALE COMMUNITY COLLEGE SITE, TALBOT ROAD, GLOSSOP, SK13 7DR

Derbyshire County Council

October 2024

Carter Jonas

Date: October 2024
Client: Derbyshire County Council
Job Number: J0050400

Project Ref:	J0050400	J0050400	J0050400
Status:	Draft	Draft	Final
Issue/Rev:	01	01a	01b
Date:	04/10/2024	21/10/2024	30/10/2024
Prepared by:	PG	PG	PG
Checked by:	RH	RH	RH

First Floor
9 Bond Court
Leeds
LS1 2JZ
T: 0113 242 5155

CONTENTS

1.0 INTRODUCTION	4
2.0 CONTEXT	6
Site and Surroundings	6
3.0 THE PROPOSALS	10
4.0 PLANNING POLICY CONTEXT	12
National Planning Policy Framework (2023)	12
National Planning Policy Framework Consultation (2024)	19
Local Policy	19
Supplementary Planning Documents (SPDs)	23
Emerging Local Plan	24
5.0 ASSESSMENT	25
Principle of Development	25
Community, Sports, and Leisure	29
Housing Mix and Density	34
Affordable Housing	35
Ecology & Biodiversity	36
Design	37
Landscape	38
Impact on Amenity	39
Highways and Access	40
Heritage	41
Trees	42
Flood Risk and Drainage	43
Energy and Sustainability	43
Land Quality	44
6.0 CONCLUSION	45

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared and submitted by Carter Jonas LLP on behalf of Derbyshire County Council (hereinafter referred to as “the Applicant”). It supports an outline planning application for the residential development of land at the former Glossopdale Community College Site, Talbot Road, Glossop, SK13 7DR (hereafter referred to as the “Site”).

1.2 The application seeks outline planning permission for:

Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations

1.3 In addition to this Planning Statement, the following documents support the application:

- Completed Application Forms and Ownership Certificates (PP- 12990663)
- Covering Letter (prepared by Carter Jonas LLP)
- Site Location Plan (ref. J0053214_CJ_MP_PL_005_V1, prepared by Carter Jonas LLP, dated October 2024)
- Considerations Plan (ref. J0053214_CJ_MP_PL_001_V2, prepared by Carter Jonas LLP, dated October 2024)
- Parameter Plan (ref. J0053214_CJ_MP_PL_004_V2, prepared by Carter Jonas LLP, dated October 2024)
- Concept Plan (ref. J0053214_CJ_MP_PL_002_V2, prepared by Carter Jonas LLP, dated October 2024)
- Land Use and Accommodation Schedule (ref. J0053214_CJ_MP_002_V2, prepared by Carter Jonas LLP)
- Drawing Issue Sheet (ref. J0053214, prepared by Carter Jonas LLP)
- Design and Access Statement (ref. J0053214_CJ_MP_102_PL_V1, prepared by Carter Jonas LLP, dated October 2024)
- Heritage Statement (ref. LPA254-CAJ09, prepared by Prospect Archaeology, dated August 2024)
- Preliminary Ecological Appraisal and BNG Assessment (ref. 15974_R01_NB, prepared by Tyler Grange, dated 12 August 2024)
- Drainage Strategy and Flood Risk Assessment (ref. 00.23181-ACE-ZZ-ZZ-RP-C-0001, prepared by Adept Consulting Engineers Ltd, dated 8 November 2024)

- Transport Assessment (ref. VN232727, prepared by SLR Consulting Ltd, dated 25 October 2024)
- Travel Plan (ref. VN232727, prepared by SLR Consulting Ltd, dated 25 October 2024)
- Landscape and Visual Appraisal (ref. 067-027-R01, prepared by DRaW (UK) Ltd, dated 6 September 2023)
- Phase I Geo-Environmental Desk Study Report (ref. HSP2021-C3678-G-GPI-439, prepared by hsp consulting, dated 10 March 2022)
- Phase II Geo-Environmental Assessment Report (ref. HSP2022-C3678-G-GPII-518, prepared by hsp consulting, dated 10 March 2022)
- Landscape Planning Designations and Constraints (ref. no. 1, prepared by DRaW (UK) Ltd, dated 10 August 2023)
- Landscape Character Areas (ref. no. 2, prepared by DRaW (UK) Ltd, dated 10 August 2023)
- Topography Drawing (ref. no. 3, prepared by DRaW (UK) Ltd, dated 10 August 2023)
- Zone of Theoretical Visibility & Viewpoint Locations (ref. no. 4, prepared by DRaW (UK) Ltd, dated 17 August 2023)
- Tree Constraints Plan (ref. TWC1378-D-001, prepared by The Tree and Woodland Company, dated 16 August 2023)
- Arboricultural Summary (ref. TWC1178, prepared by The Tree and Woodland Company, dated 17 August 2023)
- Tree Survey Schedule (ref. TWC1378-S-001, prepared by The Tree and Woodland Company, dated 16 August 2023)

1.4 This Planning Statement seeks to assess the proposal in the context of relevant material planning considerations and is structured as follows:

- Section 2: describes the site and its surrounding context;
- Section 3: describes the proposal;
- Section 4: identifies the Development Plan and other material planning considerations relevant to the determination of this application;
- Section 5: assesses the proposal in the context of the identified relevant Development Plan policies and other material considerations;
- Section 6: summarises the planning case in support of the scheme

2.0 CONTEXT

- 2.1 This section will set out the context in which the proposal is situated by considering the application site and its surroundings, the proposal, and the background to the application.

Site and Surroundings

- 2.2 The site lies north of Glossop Town Centre and extends to approximately 4.78 hectares. It comprises previously developed land, with existing access from Talbot Road and North Road. The site is currently derelict and previously accommodated the Glossopdale Community College prior to its relocation to another site and the subsequent demolition of the school buildings and external areas. A plan showing the location of the site is shown in **Figure 1 below**.

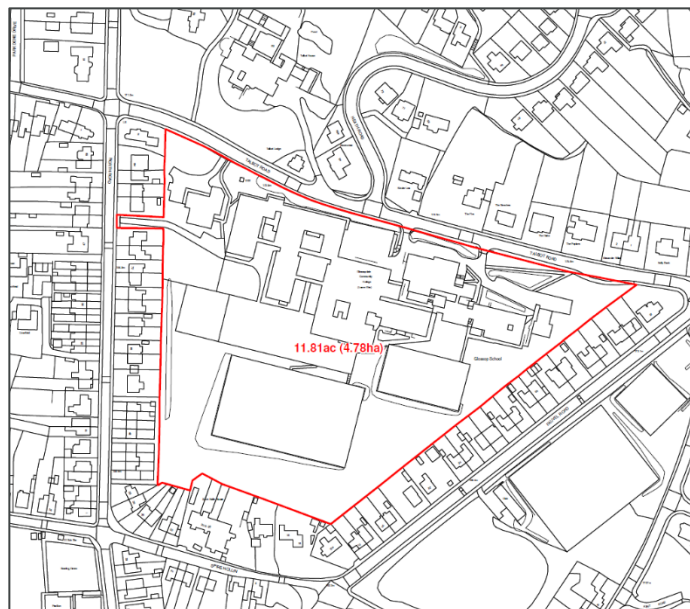


Figure 1: Location Plan

- 2.3 The site slopes broadly down from north to south, with a plateau across the middle/southern part of the site, which previously accommodated hardsurfaced outdoor play and sports areas, with land around the previous southernmost terrace giving way to more steeply sloped land along the southern and western site boundaries.
- 2.4 The site is enclosed on all four sides by residential streets, primarily consisting of two-storey detached, semi-detached and terraced dwellings.

Constraints

- 2.5 Figure 2 provides an extract from the Environment Agency's online Flood Zone Map and shows the site is located within Flood Zone 1 (lowest probability of flood risk). The definition of Flood Zone 1 is set out in the National Planning Policy Guidance and is defined as land assessed as having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

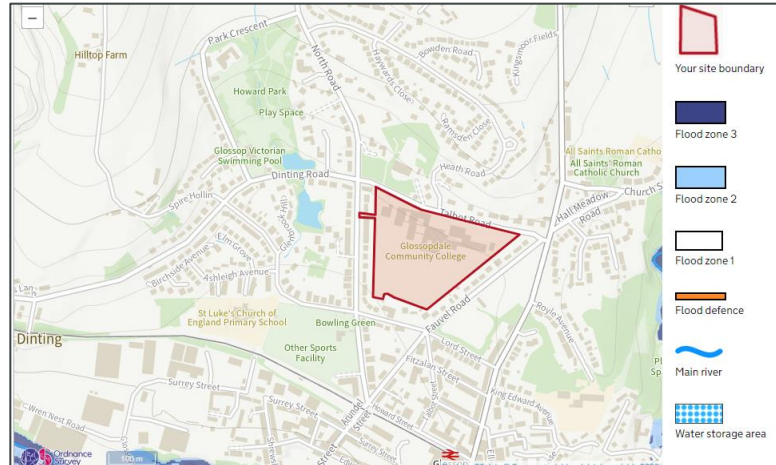


Figure 2: The site in relation to Flood Zone (Extract from EA Flood Zone Map)

- 2.6 According to High Peak Council's Interactive Planning Map, there are three Tree Protections Orders immediately south of site, along with a further one east of site. Furthermore, there are three different Protected Tree Areas immediately north of site.



Figure 3: The site in relation to nearby protected trees (Extract from HPBC Interactive Map)

2.7 According to Derbyshire Mapping Portal, there are no public rights of way through the site (Figure 4).

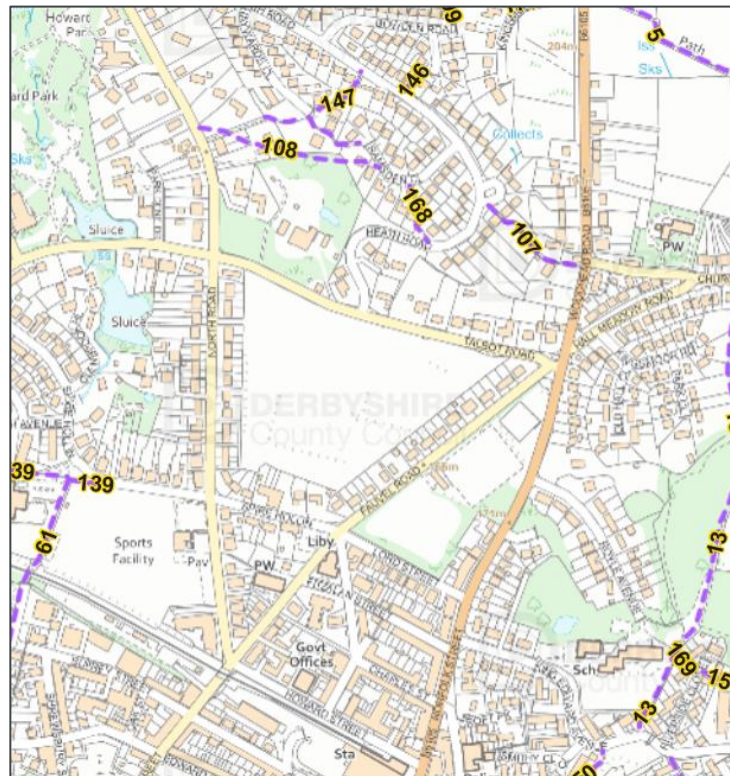


Figure 4: Public Rights of Way surrounding the site (Extract from Derbyshire Mapping Portal)

2.8 Although bordered by a conservation area to the north, the site does not sit within a protected area.

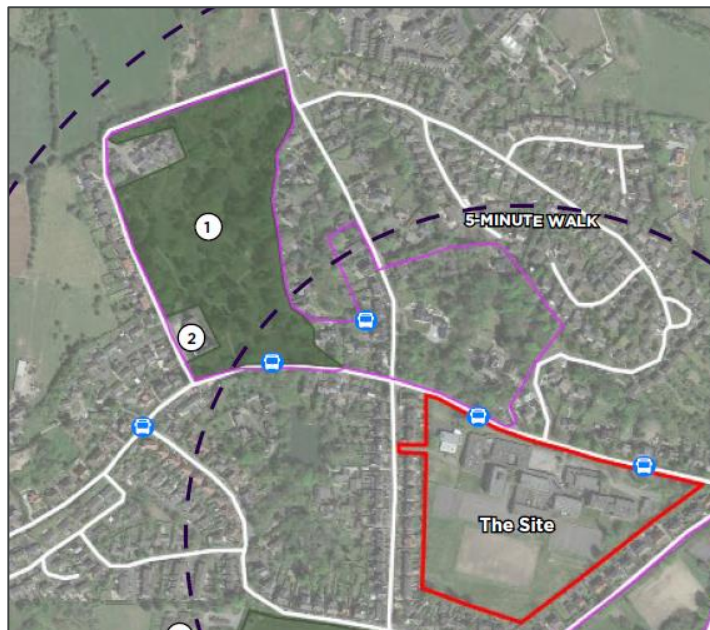


Figure 5: The site in relation to Howard Park Conservation Area (High Peak Borough Council, 2007)

- 2.9 There are no listed buildings on site. According to Historic England, the nearest Listed Building to the site is 100 metres south. The building is Victoria Hall and Public Library, listed Grade II.

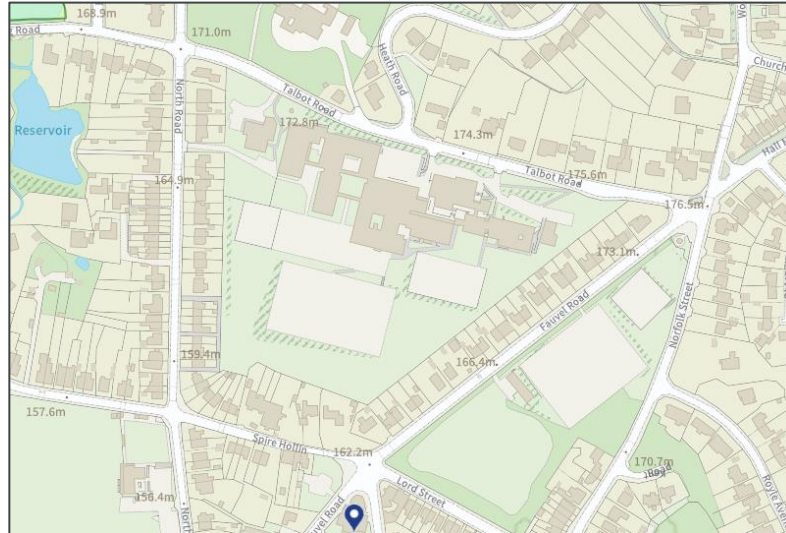


Figure 6: The site in relation to the nearest listed building Source: Historic England

Local Plan Designations

- 2.10 The site is currently unallocated in the High Peak Local Plan (adopted April 2016). It is within the settlement boundary and has no designations. Nearby designations of note are the conservation areas situated to the north west and the east.

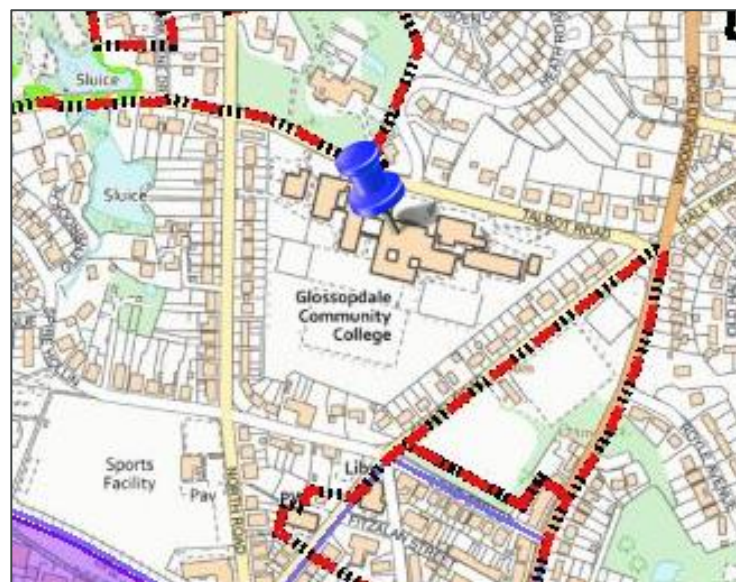


Figure 7: The site as shown on the High Peak Council Policies Map

3.0 THE PROPOSALS

3.1 This section provides a summary of the proposed development and design principles. It should be read alongside the submitted drawings and Design and Access Statement prepared by Carter Jonas LLP.

3.2 The description of the proposed development, as set out on the application form, is as follows:

Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations

3.3 The application seeks outline planning permission for the erection of up to 110 dwellings on land comprising the former Glossopdale Community College, Talbot Road, Glossop, SK13 7DR. All matters are reserved for later approval although the primary means of access to the site are included.

3.4 The proposal has been developed with input from a range of technical consultants to ensure that the Parameters Plan, which is submitted for approval as part of this outline application, presents appropriate development parameters to which any future reserved matters application should adhere to.

3.5 The indicative Concept Plan illustrates one way, but not the only way, in which a residential development could be brought forward for the site at reserved matters stage. The Concept Plan acts as a 'proof of concept' to demonstrate that a residential development is achievable and how this could be accommodated on site, whilst taking account of relevant site constraints and technical matters.

3.6 The indicative proposals would provide a mix of dwelling types and sizes, and each property would have associated parking space and private amenity space. The proposed indicative housing density of approximately 33 dwellings per hectare, is considered appropriate to the local area, utilising the land efficiently whilst providing sufficient public and private amenity space for residents and accounting for site constraints.

3.7 Given the topography of the site as the land falls from north to south, the indicative layout plan clearly demonstrates that up to 110 dwellings can comfortably be accommodated on the site, whilst respecting required design standards, together with the required infrastructure and landscaping.

3.8 The proposed development would be served via three points of access, from two points off Talbot Road located to the north of the site, and the existing access from North Road to the west.

3.9 North Road will provide access to and from the site for pedestrians and cyclists only. New pedestrian and cycle infrastructure is anticipated to create links to the open areas within the site and the wider area.

- 3.10 As set out within the Design and Access Statement and the indicative Concept Plan incorporates open space, sustainable drainage systems, green spaces, children's play area, pedestrian links, landscaping, and creation of much-needed new homes.

4.0 PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The 2004 Planning and Compulsory Purchase Act is clear that the Development Plan is the main consideration in the determination of planning applications unless material considerations indicate otherwise.
- 4.2 In the case of this planning application the Development Plan for the site currently consists of the High Peak Local Plan (adopted April 2016) plus Supplementary Planning Documents. Relevant material considerations include the Government's planning guidance contained in the National Planning Policy Framework.

National Planning Policy Framework (2023)

- 4.3 The revised National Planning Policy Framework ('The Framework') published in July 2021 replaces the Framework published on 19 February 2019. This was amended in December 2023. Achieving sustainable development remains a key part of the revised Framework with the presumption in favour of sustainable development (paragraph 11) remaining at the heart of the document.

Section 2: Achieving Sustainable Development

- 4.4 Introductory paragraphs for the Framework set out its context. **Paragraph 7** informs that the (overarching) purpose of the planning system is to contribute to the achievement of sustainable development and that the policies in the document should be taken as a whole, as they constitute the Government's view of what sustainable development means in practice.
- 4.5 **Paragraph 8** sets out the three interdependent and overarching objectives of sustainable development, which should be pursued in mutually supportive ways to secure net gains across each of the objectives:
- **An Economic objective** – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - **A Social objective** – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services

and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- **An Environmental role** – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.6 Under the subheading “The Presumption in favour of Sustainable Development”, **Paragraph 11** suggests that it is highly desirable for local planning authorities to have an up-to-date plan in place as the starting point for decision making and proposals which accord with the development plan should be approved.

4.7 In respect of decision-taking **Paragraph 11** informs:

c) “Approving development proposals that accord with an up-to-date Development Plan without delay; or

d) Where there are no relevant Development Plan policies, or the policies which are the most relevant for determining the application are out-of-date, granting permission unless:

- (i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole”.*

4.8 **Paragraph 12** states that the presumption does not change the status of the development plan as the starting point for decision-making. It continues that Local Planning Authorities may take decisions that depart from an up- to-date Development Plan, but only if material considerations in a particular case suggest that the Plan should not be followed.

Sections 3 and 4: Plan Making and Decision Making

4.9 **Paragraph 38** states that Planning Authorities should approach decision making in a positive way to foster the delivery of sustainable development. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with Applicants to secure developments that will improve the economic, social, and environmental conditions of the area.

4.10 **Paragraph 39** advises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion

enables better coordination between public and private resources and improved outcomes for the community.

- 4.11 In determining applications **Paragraph 47** reiterates the plan led system confirming that the Framework is a material consideration.
- 4.12 **Paragraphs 55 to 57** refer to the use of planning conditions and obligations suggesting that such controls could make otherwise unacceptable development acceptable. Such conditions should only be imposed where they are necessary, relevant to planning, and the development, enforceable, precise, and reasonable in all other respects.

Section 5: Delivering a Sufficient Supply of Homes

- 4.13 **Paragraph 60** states that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.14 **Paragraph 65** states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.
- 4.15 **Paragraph 66** states that where major developments involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable housing ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 4.16 **Paragraph 67** states that strategic policy-making authorities should establish a housing requirement figure for their whole area showing the extent that their identified housing need can be met over the plan period. The requirement may be higher than the identified housing need if it includes provision for neighbouring areas or reflects growth ambitions linked to economic development or infrastructure investment. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures

should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.

- 4.17 **Paragraph 74** states that the supply of large numbers of homes can often be best achieved through planning for larger scale development and local authorities should identify suitable locations for such development that where this can help to meet identified needs in a sustainable way.

Section 8: Promoting Healthy and Safe Communities

- 4.18 This section sets out the objective that planning policies and decisions should aim to achieve healthy, inclusive and safe places. To do this, planning decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.

Section 9: Promoting Sustainable Transport

- 4.19 **Paragraph 115** makes clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.20 **Paragraph 114** states that when assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location. Along with this, safe and suitable access to the site needs to be achieved for all and the design of streets, parking and other transport elements and the content of associated standards need to reflect current national guidance, including the National Design Guide and the National Model Design Code. Furthermore, any significant impacts from the development on the transport network or on highway safety, can be most effectively mitigated to an acceptable degree.
- 4.21 **Paragraph 116** sets out that applications for development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring area. Secondly, they should facilitate access to high quality public transport, with layouts that maximise the catchment for bus or other public transport services and appropriate facilities that encourage use of public transport. Applicants should also address the needs of people with disabilities and reduced mobility in relation to all modes of transport, create safe, secure and attractive places, allow for efficient delivery of goods and access by emergency vehicles and be designed to enable charging of vehicles in safe, accessible and convenient locations.

Section 11: Making Effective Use of Land

- 4.22 **Paragraph 123** states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 4.23 **Paragraph 124** details how planning policies and decisions should:
- (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- (d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)*
- 4.24 **Paragraph 125** states that local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers, using the full range of powers available to them.
- 4.25 **Paragraph 129** is about area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:
- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;*

- b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and*
- c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).*

Section 12: Achieving well-designed and beautiful places

- 4.26 A particular emphasis within the current NPPF is requiring high quality, beautiful and sustainable buildings and places and **paragraph 131** states these factors are fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better place and helps make development acceptable to communities.
- 4.27 **Paragraph 135** sets out that planning policies and decisions should ensure that developments function well throughout their lifetime, are visually attractive (with good architecture, layout and landscaping), fit in with local character and history and establish a strong sense of place. Furthermore, the potential to accommodate and sustain an appropriate amount and mix of development should be optimised and places created should be safe, inclusive and accessible in order to promote health and well-being along with high living standards.
- 4.28 **Paragraph 136** sets out that trees make an important contribution to the character and quality of urban environments and help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, opportunities to incorporate trees elsewhere in developments are taken and appropriate measures are in place to secure the long-term maintenance of newly planted trees, along with retaining existing trees wherever possible. Solutions like these need to be located in places compatible with highways standards and the needs of different users.
- 4.29 **Paragraph 137** sets out that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

- 4.30 **Paragraph 139** highlights how development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Significant weight should be given to development which reflects local design policies and government guidance on design as well as outstanding or innovative designs that promote high levels of sustainability, or help raise the standard of living more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 15: Conserving and enhancing the natural environment

- 4.31 **Paragraph 180** states that planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the Development Plan).
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland
 - (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures
 - (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Section 16: Conserving and enhancing the historic environment

- 4.32 **Paragraph 195** clarifies that heritage assets range from sites and buildings of historic value to those of the highest significance such as World Heritage Sites. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to quality of life for existing and future generations.
- 4.33 **Paragraph 197** sets out that conservation areas should be designated on the basis of having special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest.
- 4.34 **Paragraph 201** details how local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 4.35 **Paragraph 203** states that when determining sites, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.36 **Paragraph 205** sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

National Planning Policy Framework Consultation (2024)

- 4.37 On 30th July 2024 the Government launched a consultation seeking views on the proposed approach to revising the NPPF, as well as a series of wider national planning policy reforms.
- 4.38 The consultation ran from 30th July 2024 to 11:45pm on 24 September 2024.
- 4.39 In the context of residential development, the main points to be noted from the NPPF consultation include a new Standard Methodology for calculating Local Housing Need, which will see 70,000 more homes annually being built in England, compared to the current method (which currently provides a target of 300,000 homes per annum). Other proposed changes to the NPPF includes the reintroduction of the requirement for all councils to demonstrate a 5 Year Housing Land Supply.
- 4.40 With regard to High Peak, the housing need under the current standard method is 243 and the housing need under the proposed standard method is 585, which is an 141% increase from the current method.

Local Policy

High Peak Local Plan (2016)

- 4.41 The Development Plan for High Peak Council consists of policies from the Local Plan which sets out the spatial vision and development strategy for the area, adopted at full council on 14th April 2016.

The Council has conducted a review of the High Peak Local Plan adopted in 2016 to determine if it is up to date. The review concluded that the following policies are considered out of date when considered

against the latest national policy and evidence and therefore will be given less weight when determining planning applications:

- **Policy S3** (Strategic Housing Development)
- **Policy S4** (Maintaining & Enhancing an Economic Base)
- **Policy H4** (Affordable Housing)

4.42 We understand these policies have less weight but have concluded them below as relevant policies for completeness. The remainder of the policies in the Local Plan are deemed up to date as they are broadly in line with current national policy and evidence, but they may be revised to address consequential impacts of the wider plan update or to improve clarity for instance.

4.43 The following policies from the adopted Local Plan are considered relevant:

4.44 **Policy S1 – Sustainable Development Principles.** The Council expects all development to make a positive contribution towards the sustainability of communities and to protecting (and where possible enhancing) the environment and mitigating the process of climate change. Ways of achieving this include meeting most development needs within or adjacent to existing communities, making effective use of land (including brownfield land) and ensuring that the density of proposals are appropriate. All of these make the site favourable. In addition, the site also meets the aim of minimising the need for travel by being in a location where there is access to a broad range of jobs, services, facilities which are accessible by foot, cycle or public transport. Minimising energy impacts associated with the development by the appropriate siting, orientation and design of new building, the use of renewable energy and ensuring construction meets high environmental standards, along with flood risk mitigation/adaptation, high quality, distinctive and inclusive design and good accessibility to a range of services and facilities all help achieve this policy.

4.45 **Policy S1a – Presumption in Favour of Sustainable Development.** When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to find solutions and secure development that improves the economic, social and environmental conditions in the area. Applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

4.46 **Policy S2 – Settlement Hierarchy.** Glossop also sits among the top market towns of the settlement hierarchy where ‘development will be directed’ The overall strategic approach of the Local Plan is to

concentrate development on market towns with primary focus to be on previously developed sites, with the site in question being brownfield making it satisfactory to this aim also.

- 4.47 **Policy S3 – Strategic Housing Development.** Provision will be made for at least 7,000 dwellings over the period 2011-2031 at an overall average annual development rate of 350 dwellings. Glossopdale has a target of about a third of the borough total (27-35% of housing supply to be distributed there) which will see around 958- 1,242 new dwellings being built.
- 4.48 **Policy S5 – Glossopdale Sub-area Strategy.** The Council seeks to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements and meeting the housing needs of the local community. It will be achieved by measures including protecting and enhancing sites designated for environmental value and supporting the development of new housing on sustainable sites within the built-up area boundary.
- 4.49 **Policy EQ1 – Climate Change.** In addressing the move to a low carbon future for High Peak, the council will plan for new development in locations and ways that reduce greenhouse gas emissions and adopt the principles set out in the energy hierarchy. The Council intends to meet part of its future energy needs through renewable or low carbon energy sources. Developments will need to consider layout, orientation, tree planting, massing and landscaping to reduce likely energy consumption and resilience to increased temperatures. This policy lists several other technical considerations linking to energy sources and their role in climate change that must be considered for new developments.
- 4.50 **Policy EQ2 – Landscape Character.** The Council's Landscape Policy requires that development proposals are informed by and are sympathetic to the landscape character areas in the Landscape Character SPD.
- 4.51 **Policy EQ5 – Biodiversity.** The biodiversity and geological resources of the area and its surroundings will be conserved and where possible enhanced by ensuring development will not result in significant harm to them. This will mainly be achieved by conserving and enhancing sites that are environmentally designated. Development that includes measures to contribute positively to overall biodiversity and works with partners to protect and enhance watercourses, meet the objectives of the Biodiversity Action Plan and secure projects that enhance the landscape and create/restore habitats of nature conservation value and secure more effective management of land will be favoured as they help achieve this policy.
- 4.52 **Policy EQ6 – Design and Place Making.** All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

- 4.53 **Policy EQ7 – Built and Historic Environment.** The council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that developments contribute positively to the character of the built and historic environment. Conservation areas and their settings are one of a list of heritage assets given particular protection
- 4.54 **Policy EQ8 – Green Infrastructure.** The council will develop, protect and enhance networks of Biodiversity and Green Infrastructure through working partnerships.
- 4.55 **Policy EQ9 – Trees, woodland and hedgerows.** The council will protect existing trees, woodland and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss of deterioration.
- 4.56 **Policy EQ10 – Pollution Control and Unstable Land.** The council will protect people and the environment from unsafe, unhealthy and polluted environments by ensuring developments avoid potential adverse effects, have regard to the actions and objectives of the Humber and North West River Basin Management Plans and are suitable for their proposed use when considering ground conditions and land instability.
- 4.57 **Policy EQ11 – Flood Risk Management –** The Council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. When considering planning applications the Council will also have regard to all relevant Catchment Flood Management Plans and the Local Flood Risk Management Strategy. Managements of flood risk will be achieved by only permitted development within areas at risk from flooding as defined by the Environment Agency if the principles within the policy are met.
- 4.58 **Policy H1 – Location of Housing Development.** This policy supports housing development on unallocated sites within defined built up area boundaries of the towns and larger villages.
- 4.59 **Policy H3 – New Housing Development.** The council requires all new residential development to address the local housing needs by taking steps that include meeting the requirements for affordable housing, providing a range of market and affordable house types and sizes and providing a housing mix that contributes to the promotion of sustainable and inclusive communities.
- 4.60 **Policy H4 – Affordable Housing.** In order to address the need for affordable housing, residential developments should seek to achieve 30% affordable housing on sites of 25 units or more. The housing

provision should seek to achieve a target of 80% rented accommodation with the balance being provided as intermediate housing.

- 4.61 **Policy CF4 – Open Space, Sports and Recreation Facilities.** The council require all major residential developments to design into schemes growing areas for residents and where this is not feasible, requiring a contribution to allotment provision off-site, in accordance with the local provision standards.
- 4.62 **Policy CF5 – Provision and Retention of Local Community Services and Facilities.** The Council will seek to maintain and improve the provision of local community services and facilities by supporting proposals which protect, retain or enhance existing community facilities or provide new facilities. Also they will safeguard land required for the provision of facilities to meet existing and future community needs and resist proposals that involve the loss of community assets.
- 4.63 **Policy CF6 - Accessibility and Transport.** The council will seek to ensure that development can be safely and sustainably accessed. Proposals that minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.
- 4.64 **Policy CF7 – Planning Obligations and Community Infrastructure Levy.** Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions. Standard formulae will be applied when applicable. The Developer Contributions SPD provides further guidance on how contributions are calculated.

Supplementary Planning Documents (SPDs)

- 4.65 The following adopted SPDs are considered relevant:
- 4.66 **Developer contributions SPD (adopted 25th October 2023)** – this document sets out details regarding the Council's approach to planning obligations and the types of contributions that will be required.
- 4.67 **High Peak Design Guide SPD (2018)** – this document sets out the expected requirements to ensure good design in High Peak to respect the traditional built forms within the borough's high quality natural environment and historic towns and villages.

- 4.68 **Glossop Design and Place Making Strategy (December 2011)** – This document was put together by the public and follows a programme of workshops held in 2010. The document promotes the highest standard of urban design and architecture.
- 4.69 **Housing Development SPD (2005)** – created as part of the council's commitment to achieving a high standard of design in all new residential development including affordable housing.
- 4.70 **Glossopdale Community College Development Brief** – prepared to inform the future use and development of the former Glossopdale Community College site. Highlights the Council's emerging evidence from its sport and leisure consultant identifying a need for a new, co-located 'wet and dry' leisure centre to serve Glossop. Identifies the Glossopdale Community College site as the only suitable and available site which is within a reasonable distance of the town centre and customer base which could also accommodate the size of facility required.

Emerging Local Plan

- 4.71 On 23rd June 2022, the Executive agreed that High Peak Local Plan Policy S3 (Strategic Housing Development), Policy S4 (Maintaining and Enhancing an Economic Base) and Policy H4 (Affordable Housing) are deemed out of date for development management purposes, meaning that less weight will be given to them when determining planning applications.
- 4.72 In practice, policies S3 and S4 specify development requirements for housing and employment as well as setting general principles for both types of development. As such, aside from input into future housing land supply statements, applying less weight to these policies is unlikely to have a significant impact on the majority of applications. In relation to Policy H4, the Council has effectively already been applying less weight to this policy for some time due to conflict with the NPPF. H4 calls for affordable housing contribution on sites of 5 units or above (or 0.16ha+). In line with the latest iterations of the NPPF, contributions are now only sought for major developments. The forthcoming Developer Contributions SPD will also provide guidance on the appropriate housing mix having regard to the need for First Homes.
- 4.73 The Early Engagement consultation of the High Peak Borough Council Local Plan Review (reg 18) ran from 19th January to 3rd March 2023 and the feedback from this consultation will help the council identify the issues and options for the Local Plan that they intend to consult on later in 2023.

5.0 ASSESSMENT

Principle of Development

- 5.1 The site lies to the north of Glossop town centre and extends to approximately 4.75ha. The site previously accommodated Glossopdale Community College until the school and college were combined into a single site at Newshaw Lane, Hadfield. The redevelopment of the school and rationalisation onto one site was carried out under application ref. CD1/0216/137, approved by Derbyshire County Council on 7th July 2016.
- 5.2 Following the rationalisation and relocation of Glossopdale Community College, the site has remained vacant and securely fenced off to prevent access. The former school buildings have been demolished and the site cleared of remaining buildings and hardstandings.
- 5.3 The site is within the settlement limits of Glossop, in a primarily residential area and located within a short distance of Glossop town centre where a range of services and amenities are available and easily accessible on foot or via other sustainable methods.
- 5.4 In terms of the principle of development, consideration has been given to relevant policies within the Local Plan and National Planning Policy Framework, as discussed below.

Local Policies

- 5.5 Local Plan Policy S1 sets out how the council expects new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment, and to mitigating the process of climate change. The policy advises that this will be achieved by measures including the following:
- Meeting most development needs within or adjacent to existing communities
 - Making effective use of land
 - Making efficient use of land
 - Protecting and enhancing the natural and historic environment
 - Promoting development in locations with access to jobs, services, and facilities
 - Addressing flood risk through sustainable drainage systems
 - High quality design, amenity, and accessibility to services and facilities

- 5.6 Policy S1a sets out a presumption in favour of sustainable development, as set out within the NPPF, seeking to support planning applications that accord with the policies contained within the Local Plan unless material considerations indicate otherwise, taking account whether:
- Any adverse impacts would significantly and demonstrably outweigh the benefits
 - Specific policies in the NPPF indicate that development should be restricted.
- 5.7 Policy S2 sets out the settlement hierarchy for the district, defining Glossop as a Market Town, with such settlements identified as being the main focus for housing, employment, and service growth.
- 5.8 Policy S5 provides the Glossopdale sub-area strategy and seeks to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community. This policy states that the housing needs of the community will be met by planning for sustainable housing and mixed-use developments by a number of criteria, including supporting the development of new housing on sustainable sites within the built-up area boundary.
- 5.9 In regard to the location of housing development, Policy H1 advises that the council will ensure provision is made for housing, including by:
- Supporting the development of allocated sites
 - Promoting the effective reuse of land by encouraging housing development including redevelopment and infill
 - Supporting housing development on unallocated sites within the defined built-up area boundaries of the towns and larger villages
- 5.10 Policy S3 sets out the housing land supply and distribution requirements, with a total of 7,000 dwellings required over the plan period of 2011 – 2031 at an average annual rate of 350 dwellings. In terms of housing distribution, Glossopdale is identified as accommodating 27-35% of the total housing supply.
- 5.11 However, it is noted that Policy S3 is now deemed to be out of date as the housing requirement is more than five years old and the housing need now differs due to changes in the standard method. The High Peak Statement of Five-Year Housing Land Supply (dated April 2023) provides the council's latest position, which is a requirement for 258 dwellings per year, which is considerably lower than the adopted position set out in Policy S3.

- 5.12 That being the case, Policy S3 is out of date in terms of the housing requirement for High Peak (as a whole) and Glossopdale (at the local centre level). However, the policy is not considered out of date in relation to housing distribution, which seeks to focus development to the larger, more sustainable settlements.

Local Plan Review

- 5.13 The Council's Local Plan Review began in Q1 2023 with early engagement carried out between January and March 2023. The Local Development Scheme 2022 provides a timetable for Local Plan preparation, leading to expected adoption in Q2 2026. We are not aware that the Options consultation (Q3 2023) and Preferred Options Consultation (Q2 2024) have been carried out to date and it appears that the preparation of the Local Plan Review has been delayed.
- 5.14 It is unclear why the plan-making process may have been delayed although it is assumed that this is to allow the NPPF 2023 changes to be reviewed and that the more recent effect of the change in Government and proposed planning reforms, including changes to the NPPF and standard method, are considered.

NPPF Consultation and Proposed Standard Method

- 5.15 Importantly, the new Labour Government has made clear its intention to significantly boost housebuilding, setting a target of delivering 1.5 million new homes over the term of this parliament (5 years), thereby requiring the delivery of 370,000 new homes per year. To this end, the Government recently consulted on its proposed changes to the planning system.
- 5.16 With regard to the recent NPPF consultation, although this was a consultation and has not yet been published as a revised NPPF, the consultation and accompanying Written Ministerial Statement set a clear direction of travel, in that housing supply must be increased significantly to address a long-term under delivery and what is acknowledged as a 'housing crisis'. The revised NPPF is expected to be published before the end of 2024.
- 5.17 For High Peak, the housing need is proposed to change as follows:
- Current Standard Method = 243 dwellings per annum
 - Proposed Standard Method = 585 dwellings per annum
 - Difference between methods = 141% increase

- 5.18 Over the last three-year period (the most recent period for which figures are available), the average annual housing delivery has been 352 dwellings per annum. Whilst this is above the current Standard Method requirement, and marginally above the Local Plan target of 350dpa, it falls well below the proposed Standard Method requirements of 585 dwelling per annum.
- 5.19 Whilst the standard method may change prior to its formal introduction and that the housing need figure may differ to that currently proposed (585dpa), it is considered that the government has set out a clear direction of travel which seeks to significantly boost housing delivery and that a future standard method is likely to result in an increase in the housing need for High Peak.

Summary

- 5.20 It is therefore considered that the proposals for up to 110 dwellings on previously developed land within the settlement limits of Glossop would make a significant contribution towards housing delivery in an area which is otherwise significantly constrained by Green Belt and open countryside which would act as a constraint on housing development.
- 5.21 Addressing housing need will become an ever more important matter, particularly in light of the proposed changes to the NPPF and standard method, which would increase housing targets in High Peak by approximately 141%.
- 5.22 The Glossopdale Community College site is unallocated in the High Peak Local Plan. The site is considered to be suitably and sustainably located and within the existing urban area of Glossop. The site has good accessibility to a wide range of amenities, employment opportunities and transport links.
- 5.23 The provision of 110 additional dwellings would contribute towards boosting the supply of housing and meeting the unmet needs for market and affordable housing in High Peak and the deliverable housing land supply within the Borough.
- 5.24 Additionally, the council advised within a recent pre-application enquiry response that *“in principle housing development on this site, which is within the Glossop settlement boundary and part brownfield, would be acceptable in policy terms, subject to the Local Plan policy tests, set out above being met”*. These policy tests are set out above and in the following discussions.
- 5.25 Given the location within the built-up area of Glossop and the absence of any particular designations or allocations which would otherwise act as a constraint on development, it is considered that the principle of redeveloping this brownfield site for a housing development should be supported and that the proposals accord with the relevant policies of the Local Plan and NPPF, as discussed above.

Community, Sports, and Leisure

- 5.26 Policy CF5 (provision and retention of local community services and facilities) includes uses such as schools within the scope of a community facility. This policy advises that the council will resist proposals involving the loss of community facilities (including schools) unless:

“it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility, or an alternative facility of the same type is available or can be provided in an accessible location.”

- 5.27 The council's pre-application response notes that:

“The former school itself is a community facility so any redevelopment of the site for an alternative use must be accompanied by evidence of suitable alternative school provision to serve the area (taking into account future housing increases).”

- 5.28 As detailed above, the buildings have been demolished and site cleared in accordance with the council's approval for the school's demolition (ref. DET/2019/0008), with the approved demolition plan included below as Figure 8. The annotations on plan advise that all existing tarmacadam car parks and hard landscaped areas are to be removed and all buildings to be demolished.

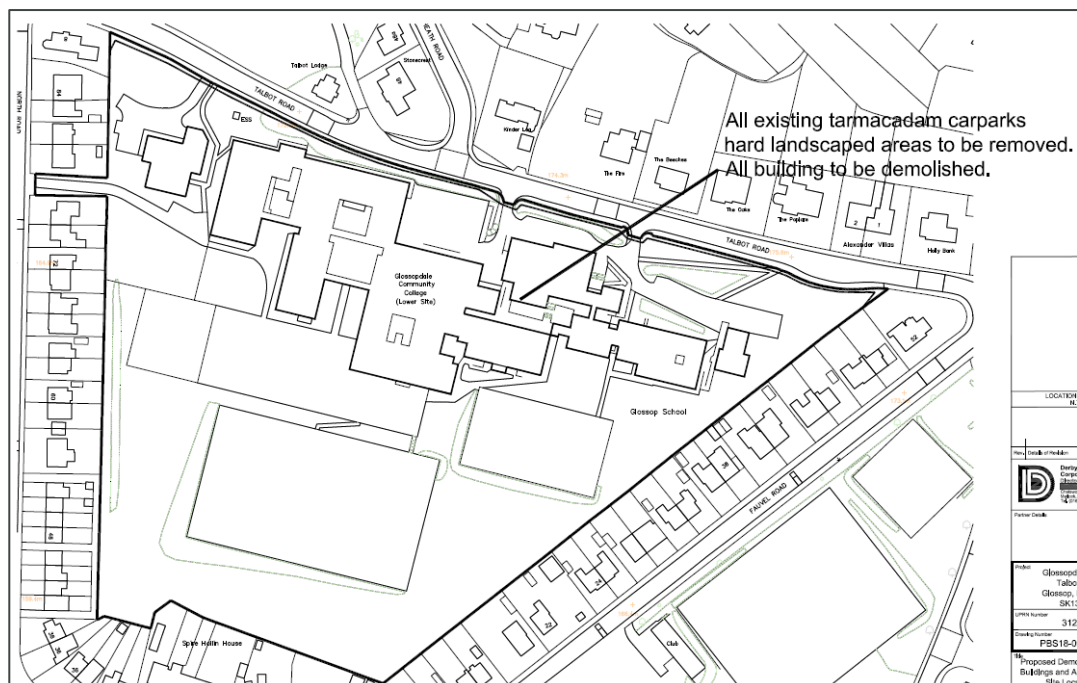


Figure 8: Demolition Plan

- 5.29 The demolition and site clearance followed the school's relocation to the Newshaw Lane site as part of a consolidation of the school estate, which was previously distributed across three separate sites.
- 5.30 The provision of the replacement school as part of the consolidation several years ago, in accordance with the approved application (DCC application ref. CD1/0216/137), is considered to present appropriate evidence of suitable alternative school provision locally such that this application accords with policy CF5.
- 5.31 The replacement school also included the replacement, upgrade, and installation of new outdoor and indoor sports provision to replace and upgrade the provision associated with the previous school sites.
- 5.32 Furthermore, it is worth noting that the disposal of this site is a vital part of the funding for the replacement school. The applicant will be using any proceeds from the sale of this site to fund the replacement Glossopdale school.
- 5.33 To this end, the Secretary of State for Education formally consented to the disposal of this land under Section 77 of the School Standards and Framework Act 1998, which requires the consent of the SoS for the disposal of land comprising school playing fields. An application for disposal of the land was made to the Secretary of State and their reason for decision is stated as:

"The school operates from 3 sites all of which are in poor condition and the school is to be consolidated onto the main Hadfield Site due to a significant reduction in the numbers of pupils on roll. The capital receipt raised from the sale of the redundant Talbot Road and Talbot House sites will fund the school's redevelopment to include the provision of a 4 court sports hall, activity studio and changing facilities. Externally there will be new and improved hard court multi-use games areas provided."

- 5.34 The SoS decision therefore directs that any sale proceeds arising from the disposal of the playing fields should be used towards the funding of the replacement school and sports provision.
- 5.35 The DMPO identifies that Sport England are a statutory consultee on applications for development which:

- (i) Is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field;*
or
(ii) is on land which has been –
(aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or

(bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alterations or replacement; or

(iii) Involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface.

5.36 It is considered that the application site does not meet any of these criteria. The land is not in use as a playing field (criteria (i)) as it has been unavailable and unused since September 2018 when the school closed and pupils transferred to the new school site. The site has also not been used as a playing field in the last 5 years (i.e. since September 2018) nor is it allocated as such in the development plan (criteria (ii)), and it does not involve the replacement of a playing pitch surface (criteria (iii)). We therefore consider that Sport England are not a statutory consultee.

5.37 We do not consider that the application meets the suggested advisory criteria for consulting with Sport England, as set out in the Planning practice guidance:

- loss of, or loss of use for sport, of any major sports facility;
- proposals which lead to the loss of use for sport of a major body of water;
- creation of a major sports facility;
- creation of a site for one or more playing pitches;
- development which creates opportunities for sport (such as the creation of a body of water bigger than two hectares following sand and gravel extraction);
- artificial lighting of a major outdoor sports facility;
- a residential development of 300 dwellings or more.

5.38 To provide clarity on the usage of the site, we set out below a brief timeline to assist officers in understanding how the site has been used:

- 2014-2015 – Plans developed for replacement school
- October 2015 – Section 77 consent given by SoS for disposal of school site/playing field land
- July 2016 – Application for replacement school approved
- June – September 2018 – Last pupils move to new school
- September 2018 – Application site becomes vacant
- July 2020 – LPA approved demolition and clearance of application site
- 2021 – Demolition and site clearance works carried out

5.39 The council granted its prior approval for the demolition of the vacant school buildings and site clearance (as detailed above) and, consequently, the tarmac and hard landscaped areas previously used for play

and outdoor sport have been removed, cleared, and/or overlaid with hard core as part of demolition and site remediation works.

- 5.40 As such, the outdoor sports facilities have been unavailable and unused since September 2018 and physically removed in early 2021, and it is therefore considered that the proposals would not prejudice the use or lead to the loss of use of playing fields.
- 5.41 Moving to the matter of the council's pre-application advice, which draws attention to a 'Glossopdale Community College Development Brief' which the council sought to develop to inform a potential new leisure centre on the school site. It is understood that the development brief has not been finalised or published as an adopted planning document by the council and this therefore should hold no weight in the decision-making process as the site currently remains unallocated in the Local Plan.
- 5.42 With regard to the loss of playing fields, the sports/play areas historically available on the site were within the school grounds and for the sole use of the school. It is understood that third party use of the pitches was not available and that this has remained the case before and during the school's relocation to the Newshaw Lane school site. After the school's relocation, the school site, including play areas/pitches, have remained inaccessible to the public through boundary treatments to restrict access and subsequently through demolition and site clearance works.
- 5.43 Figure 9 below shows the school site whilst still operational. Figures 10, 11 and 12 illustrate the site post-demolition, clearly showing that the site has been cleared, including previous play areas and hard surfaces.



Figure 9: School site prior to demolition



Figure 10: School site post-demolition



Figure 11: School site post-demolition



Figure 12: School site post-demolition

- 5.44 The new school and its modern, fit-for-purpose sports facilities were made possible on the basis that this site at Talbot Road would be sold to generate the capital necessary to fund the replacement school and its sports facilities. Other school playing fields in the locality remain unaffected by the development and available for use.
- 5.45 We therefore consider that the scheme should be found acceptable by the LPA when viewed against the policies and guidance detailed above.

Housing Mix and Density

- 5.46 Policy H3 (New Housing Development) states that the Council will require all new residential development to address the housing needs of local people by addressing a number of principles, such as meeting the requirements of affordable housing, providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types, and providing a mix of housing that contributes positive to the promotion of a sustainable and inclusive community.

5.47 With regard to housing mix, the illustrative layout (ref. J0053214_CJ_MP_PL_002_V2) shows how a scheme for a potential 105 new homes could be broken down into the following indicative mix:

- 1 bed (8%) - 8 dwellings
- 2 bed (31%) - 32 dwellings
- 3 bed (41%) - 43 dwellings
- 4+ bed (21%) - 21 dwellings

5.48 With regard to housing density, the Concept Plan provides an indicative layout which could accommodate approximately 105 dwellings within the 4.75ha site, with a net developable area of 3ha, which equates to a housing density of approximately 33 dwellings per hectare. Given the site constraints (e.g. site gradient, existing trees, and a culvert), in addition to the provision of biodiversity net gain and sustainable drainage on site, this is considered to be an appropriate response and design solution.

5.49 Details of house types, including the number of bedrooms per dwelling, are not provided by virtue of this being an outline planning application. Nevertheless, the indicative housing mix is considered to align with the findings of the most recent Housing and Economic Land Needs Assessment 2022 (HELNA) and shows that the site is capable of comfortably accommodating approximately 105 dwellings which meet the Nationally Described Space Standards (NDSS).

5.50 The HELNA advises that the national trend towards greater home-working and the corresponding demand for larger homes has been very pronounced and appears to be permanent. The HELNA advises that the evidence shows a clear requirement for bigger properties, most particularly in Glossop, where the indication is for 65% of all properties to have 3, 4, or 5-bedrooms.

5.51 The indicative housing mix is considered to support the aims of policy H3 and aligns with the suggested mix set out in the HELNA by proposing an appropriate split seeking to deliver a mix of 1, 2, 3, and 4+ bedroom houses with a suggested total of circa 64% 3+ beds.

Affordable Housing

5.52 Policy H4 (Affordable Housing) states that residential developments should seek to achieve the 30% affordable housing on sites of 25 units or more. The affordable housing provision should seek to achieve a target of 80% rented accommodation with the balance being provided as intermediate housing. These proportions may be varied where justified and with agreement with the local planning authority. We understand that Policy H4 will be updated in the Local Plan Review.

- 5.53 The most up-to-date evidence in the HELNA, estimates the net affordable housing need to be between 228-270 new homes per annum in High Peak (84-97 new homes per annum in Glossop). We note that the suggested total housing need under the current standard methodology would equate to approximately 260dpa which would result in significantly fewer affordable homes being delivered compared against the requirement, based on 30% affordable housing provision on major development sites.
- 5.54 We consider that this proposal would therefore make a positive and meaningful contribution towards affordable housing delivery in Glossop.

Ecology & Biodiversity

- 5.55 Policy EQ5 of the adopted Local Plan states the biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.
- 5.56 Since the adoption of the Local Plan, the Environment Act has introduced a national mandatory requirement for developments to achieve a minimum biodiversity net gain of 10%.
- 5.57 A Preliminary Ecological Appraisal (PEA) Report for the site has been carried out and is submitted with this application (reference 15974_R01_NB, prepared by Tyler Grange, dated 12 August 2024). The report sets out the existing BNG baseline and provides an indicative BNG figure based on the submitted concept plan.
- 5.58 The report provides an outline Biodiversity Net Gain assessment, which finds that the site and proposals have the potential to deliver in the region of 140% BNG, which far exceeds the nationally mandatory 10% level, and it is considered that BNG can be viewed as a significant benefit of the scheme and a material consideration in favour of the development.
- 5.59 Some existing trees are found to have bat roosting potential however these trees are identified for retention as part of the development. The ecological report identifies that the proposals would not be affected by any issues which could affect the principle or quantum of development subject to the recommendations set out in the report.
- 5.60 It is considered that the proposed development is therefore unlikely to adversely affect ecology and is capable of providing significant biodiversity net gain, thereby according with relevant local and national planning policy and guidance.

Design

- 5.61 Policy EQ6 of the adopted Local Plan states that all development should be well designed and of high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. This will be achieved by a number of principles set out in the policy, including requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.
- 5.62 Paragraph 131 of the NPPF advises that "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."
- 5.63 The NPPF, at paragraph 134, states that planning permission should be refused for development that is not well designed especially where it fails to reflect local design policies and government guidance on design.
- 5.64 As this is an outline planning application, detailed design has not yet been developed but will instead be considered and brought forward through future Reserved Matters application(s).
- 5.65 Notwithstanding this, a level of design input and advice from the consultant project team has allowed the site layout and overarching design to be considered and illustrated in the accompanying indicative Concept Plan.
- 5.66 The indicative Concept Plan presents a scheme which could accommodate up to 110 dwellings, in a layout which reflects the traditional characteristics of existing development in Glossop and which can retain landscape buffers and open space around the site.
- 5.67 The Design and Access Statement outlines the design rationale and evolution and how the proposal will successfully integrate with the surrounding area, addressing the constraints, opportunities, and topography of the site, whilst also paying attention to scale and density considerations.
- 5.68 The indicative Concept Plan demonstrates one way in which the site could be laid out to ensure high quality design, with a good standard of separation with neighbouring dwellings, appropriate vehicular access, appropriate private amenity space, landscaping, sustainable drainage and open space.

- 5.69 The indicative density of development reflects the character of existing development whilst also ensuring that space and amenity standards, together with other site constraints and provisions, including BNG requirements can be achieved.
- 5.70 As the application is made in outline form only, no details of the appearance of the dwellings is provided at this stage. However, it is envisaged that any future scheme would draw on the local character and palette of materials when developed the final site design in order to positively interact with the local area and to help ensure a sense of place is achieved.
- 5.71 As such, it is considered that the scheme presented in the accompanying drawings and Design and Access Statement is capable of meeting Policy EQ6 of the adopted Local Plan and paragraphs 131 and 134 of the NPPF.

Landscape

- 5.72 Policy EQ2 advises that the Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.
- 5.73 A Landscape and Visual Appraisal accompanies this application, which reviews the potential landscape and visual effects and sensitivities of the site. The LVA finds that the sensitive redevelopment of the brownfield site for residential purposes would be appropriate to the setting.
- 5.74 The LVA finds that a residential development will be more in keeping with the local character and would not form a new skyline feature and would appear contiguous with the existing neighbouring residential areas, with landscaping measures able to create softer, more attractive green edges to the site.
- 5.75 The site currently slopes down from north to south and features engineered platforms which have resulted in steep embankments across the site. The proposals present an opportunity to regrade the site so that it ties in with surrounding levels, which will help assimilate the new development and reduce the potential impact on amenity.
- 5.76 The proposals would incorporate extensive new planting and open space which would be beneficial and improve the overall appearance of the site, and the LVA advises that:

“Overall, it is considered that the site is not sensitive to the proposed type of development and would positively contribute to the townscape structure of Glossop, providing a new, attractive residential area of the town, complimenting and improving amenity value within the local area.”

5.77 In terms of visibility, the LVA provides a review of the potential effects upon receptors, finding that views to the proposed development would be limited and typically restricted by intervening buildings, gardens, and other boundary vegetation. Whilst the ZTV extends across Howard Park, the site study has not identified any view corridors from the park towards the site, with the combined effect of intervening woodland, parkland and garden trees entirely screening potential views.

5.78 The LVA considers that:

“The proposed development would improve the existing interface between the site and the conservation area along Talbot Road through the introduction of appropriate planting that would enhance streetscape character.

The ZTV also suggests some intervisibility between the site and Glossop Norfolk Square Conservation Area. However, fieldwork has also determined that potential views towards the site would be screened by intervening residential properties and mature trees.

Overall, there would be no adverse effects in views from, or the setting of conservation areas. A slight beneficial effect is predicted at the Talbot Road interface with Glossop Howard Park CA.”

5.79 In conclusion, the LVA finds that the indicative Concept Plan would include high-quality development which would be set within a strong green infrastructure, including public open space and pedestrian access across the site. It concludes that the site is not sensitive to the type of development proposed and that overall, the development would make a positive contribution to local landscape and townscape character and no significantly adverse visual effects.

5.80 As such, it is considered that the development should be found acceptable in landscape terms and thereby compliant with local and national policy.

Impact on Amenity

5.81 Whilst detailed design does not form part of this outline planning application, the indicative concept plan has been developed in a manner which will allow the creation of up to 110 dwellings whilst providing an appropriate layout which will maintain a comfortable relationship between existing and proposed dwellings.

5.82 Physical separation between dwellings is considered important to avoid the development having an oppressive or overbearing effect, and to avoid causing overlooking and loss of privacy.

- 5.83 The site layout seeks to maintain wide landscape buffers around the periphery of the site, not only for the aforementioned landscape and ecology perspective, but also to ensure residents are not adversely affected. During public consultation, local residents requested that greater distances be provided to existing properties, as detailed within the accompanying Statement of Community Involvement, and the revised indicative concept plan submitted with this application seeks to address those concerns by incorporating a comfortable landscape corridor, particularly along the eastern and western boundaries where the site abuts residential properties on Fauvel Road and North Road. Properties to the south (Spire Hollin) will be presented with a large area of open space, which is considered appropriate and not likely to cause adverse amenity implications.
- 5.84 Any development is expected to create dwellings which meet the minimum space standards set out within the Nationally Described Space Standards to ensure future residents benefit from suitable internal living accommodation.
- 5.85 In light of the above, it is considered that the proposed development is designed to ensure a good standard of amenity without causing an unacceptable impact on the amenity of existing residential properties.

Highways and Access

- 5.86 Policy CF6 of the adopted Local Plan states that *the Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan*. This will be achieved by a number of principles, such as ensuring that additional growth within the Market Towns (e.g. Glossop) is managed and, where possible, accompanied by accessibility improvements.
- 5.87 Paragraph 115 of the NPPF highlights that developments should only be refused on highway grounds where development would have an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 5.88 The planning application is accompanied by a Transport Assessment (reference VN232727, prepared by SLR Consulting Ltd, dated 25 October 2024) which concludes that the development site is in a sustainable location and would not have a detrimental impact upon either the operation or safety of the local highway network. The proposed concept plan has been developed in a manner which seeks to provide suitable access, an appropriate level of car parking and can be safely serviced. The report demonstrates that the proposed development would have no impact upon highway safety and that the residual cumulative impacts of the proposed development would not be severe.

- 5.89 A Travel Plan (reference VN232727, prepared by SLR Consulting Ltd, dated 25 October 2024) has been prepared to demonstrate a commitment to sustainable travel initiatives and a framework for travel planning matters.
- 5.90 We are aware that the council would like to see pedestrian linkages from the site to the south (to Spire Hollin), to the southwest (North Road) and to the southeast (Fauvel Road). There are neighbouring residential properties extending along these site boundaries and the applicant's site is limited to the area defined by the red line boundary, which prevents the creation of direct pedestrian access routes to these locations.
- 5.91 Nevertheless, as advised within the Transport Assessment, the site is sustainably located close to Glossop town centre and is within a short walking distance of the various shops, services, and amenities available in the town centre. The site is well located with good pedestrian infrastructure and cycle access to a range of shops and services, together with good bus and train access.
- 5.92 The Transport Assessment concludes that *"the proposed development would have no impact upon highway safety and that the cumulative impacts of the proposed development would not be severe. Therefore, it is considered there are no reasons why the planning application should be refused on highway or transportation grounds."*

Heritage

- 5.93 Policy EQ7 states that the Council will conserve heritage assets in a manner appropriate to their significance.
- 5.94 The application is accompanied by a Heritage Assessment (reference LPA254-CAJ09, prepared by Prospect Archaeology, dated August 2024).
- 5.95 The application site is not within a Conservation Area, the curtilage of a Listed Building or part of a scheduled monument site. As such, it is considered that the proposals would not directly affect a designated Heritage Asset.
- 5.96 Although the site is not within a Conservation Area, it is close to two Conservation Area boundaries, Norfolk Square on the east side and Howard Park Conservation Area to the north-west.
- 5.97 Paragraph 209 of the NPPF states that *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

- 5.98 The heritage assessment finds that there are no designated heritage assets within the proposed development site and all potential impacts would therefore be indirect. There are views from two nearby heritage assets however there are no views into the site from these assets and so the potential impact of development is likely to be negligible.
- 5.99 In terms of nearby conservation areas, the heritage assessment finds that sympathetic design and use of materials in the proposed development will result in a beneficial gain to the immediate setting of the surrounding conservation areas.
- 5.100 As such, it is considered that the proposed redevelopment of this derelict site is considered to present opportunities to improve the setting of nearby conservation areas and provide benefits for heritage.

Trees

- 5.101 Policy EQ9 states that the Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. This will be achieved by a number of principles, including requiring new developments where appropriate to provide tree planting and soft landscaping, including where possible the replacement of any trees that are removed at a ratio of 2:1.
- 5.102 The planning application is accompanied by a Tree Constraints Plan, Arboricultural Summary, and Tree Survey Schedule (prepared by The Tree and Woodland Company).
- 5.103 Existing trees on site are largely confined to the outer perimeter of the site and the indicative concept plan indicates how a scheme could be developed which retains most of these as part of future development. The Parameters Plan illustrates how the majority of trees will be retained and incorporated into the future development.
- 5.104 There are some trees to the south of the site which are within the garden of a property on Spire Hollin, which is/are the subject of a Tree Preservation Order. Nevertheless, the proposed scheme would not include development along this southern boundary, and it considered that any development (i.e. open space and/or sustainable drainage) could be designed to avoid adverse impact on any protected trees.
- 5.105 Additional tree planting could be incorporated across the site, particularly within the areas of open space and around the site periphery.
- 5.106 For these reasons, it is considered that the proposals would be acceptable in terms of arboricultural impacts and should be considered compliant with relevant planning policies.

Flood Risk and Drainage

- 5.107 Policy EQ11 states that the Council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development.
- 5.108 The site is located within Flood Zone 1 of the Environment Agency's Flood maps, meaning the site is located in a 'low risk' area for fluvial flooding.
- 5.109 The application is accompanied by a Drainage Strategy and Flood Risk Assessment which provides a review of site conditions, flood risk, and proposed drainage strategy for the site.
- 5.110 The proposals aim to utilise sustainable drainage systems to manage surface water and to integrate with the site's green infrastructure. In accordance with the drainage hierarchy, the use of infiltration-based SUDS has been considered but deemed unfeasible based on ground conditions.
- 5.111 There is a culvert which crosses the site, and it is intended to connect to this culvert as the discharge point for surface water; the site was previously connected to this culvert and it is proposed to do so for a future residential development, albeit with discharge reduced to greenfield rate.
- 5.112 Surface water flood risk mapping indicates an existing overland flow route from the north, which is intended to be managed through the site via a shallow ditch and/or land drains if necessary and will be designed to maintain and manage the existing flow path to reduce flood risk.
- 5.113 The indicative proposals include the use of swales, rain gardens, and surface water attenuation in the form of a pond, which will help enhance the site's green/open space, landscaping, biodiversity, and overall amenity value.
- 5.114 Overall, it is considered that an appropriate sustainable drainage system could be incorporated into the development and that a residential development could be brought forward which does not affect, or be affected by, drainage and flood risk.

Energy and Sustainability

- 5.115 Policy EQ1 of the adopted Local Plan relates to climate change and states that the Council will adopt strategies to mitigate and adapt to climate change. This includes planning for new development in locations and ways that reduce greenhouse gas emissions and adopt the principles set out in the energy hierarchy. The policy is clear that a low carbon future for High Peak will be achieved, amongst other things, by requiring new development to be designed to contribute to achieving national targets to reduce

greenhouse emissions by using tree planting and landscaping to reduce likely energy consumption and resilience to increased temperatures.

- 5.116 The parameters plan and indicative concept plan have been developed to incorporate extensive landscaping and green space, provide biodiversity net gain and sustainable drainage, and to create a high-quality residential development, which is readily accessible on foot, by cycle, or by bus, and is within a short distance of Glossop town centre and shops, services, amenities, employment opportunities, and train station within the town.
- 5.117 The development is capable of being developed with high quality, sustainable and environmentally friendly dwellings, which could include electric vehicle charging points and other sustainability measures in order to align with local and national policies.

Land Quality

- 5.118 Policy EQ10 advises that the Council will protect people and the environment from unsafe, unhealthy and polluted environments. This includes by *“ensuring that sites are suitable for their proposed use taking account of ground conditions and land instability, including from natural hazards such as radon gas, former activities such as mining, or pollution arising from previous uses.”*
- 5.119 The application is supported by Phase I Desk Study and Phase II ground investigation reports. The Phase I survey recommended an intrusive geo-environmental investigation to establish ground conditions, including the presence of any made ground, to obtain soil samples for analysis, data on ground gas and groundwater regime, geotechnical design parameters, and assess soil and groundwater conditions.
- 5.120 The reports make a number of recommendations for future work to be carried out in support of future development, including the preparation of a remediation strategy detailing any necessary remediation measures and subsequent verification report.
- 5.121 It is considered that the information provided within the accompanying reports is sufficient to enable the application to be approved in accordance with the requirements of Policy EQ10 of the High Peak adopted Local Plan.

6.0 CONCLUSION

- 6.1 This Planning Statement has been prepared by Carter Jonas LLP on behalf of Derbyshire County Council to support an Outline Planning Application, with all matters reserved, for the construction of up to 110 dwellings on land at the former Glossopdale College Site, Talbot Road, Glossop, SK13 7DR.
- 6.2 The application is supported by a Parameters Plan which sets the broad parameters for any future development and an indicative Concept Plan showing one way in which a proposed residential development could be accommodated on the site.
- 6.3 The site is located within the built form of Glossop and in light of the site's sustainable location, it is considered that the development proposal would be in accordance with Policies S1, S5 and H3 of the Glossop Local Plan, which deal with the general principle of development.
- 6.4 The proposal could make an important contribution towards housing delivery in the area, along with valuable affordable housing provision, on a brownfield site which is sustainably located close to local shops, services, and amenities.
- 6.5 This Planning Statement and accompanying documents have further considered other relevant material planning considerations in the context of relevant local and national planning policy. The key conclusions are:
- The indicative development proposal demonstrates a high quality of design, ensuring that the proposed dwellings fit well with the local context and character and enhances local distinctiveness.
 - The proposed development can provide a good standard of living for future residents without significantly affecting the amenity of neighbouring residential properties.
 - The indicative site layout plan shows that the site can accommodate an appropriate mix and size of housing consistent with local and national policies and guidance.
 - The development proposals can provide appropriate access and parking standards, together with pedestrian and cycle access, access to bus routes and train station, enabling sustainable modes of transport for future residents.
 - The proposed development is not at a high risk of flooding, and suitable measures for foul and surface water drainage can be established.

- The proposed development can provide sufficient biodiversity net gain and general ecological, landscaping, and open space improvements. New open green space, landscaping, tree planting and sustainable drainage measures on site would contribute towards biodiversity net gain, sustainability, ecology, and amenity benefits.

6.6 The proposed development is capable of providing several benefits, including:

- Re-use of a brownfield site
- Delivery of market and affordable housing
- Economic benefits and job creation
- Biodiversity Net Gain
- Landscaping and green space improvements
- Sustainable drainage measures
- Visual amenity benefits
- Improves the setting of nearby heritage assets
- High-quality, sustainable new dwellings
- Easy access via sustainable modes of transport

6.7 As such, we consider that the proposal as detailed within the accompanying Parameters Plan, and as illustrated within the indicative Concept Plan, is acceptable when measured against local and national planning policies, and that there are no material planning considerations that would support refusal of the application. Therefore, we consider that the application can be supported, and we respectfully request that planning permission be granted.

